



**Order under Section 69  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-094150-25

**In the matter of:** 5, 100 RIDEAU ST  
OSHAWA ON L1J6P5

**Between:** SKPM RENTS 10 Landlord

**And**

CARYN FOSTER Tenant  
PATRICK FOSTER  
TYLER CROSSLAND

SKPM RENTS 10 (the 'Landlord') applied for an order to terminate the tenancy and evict CARYN FOSTER, PATRICK FOSTER and TYLER CROSSLAND (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 28, 2026.

Sylwia McArthur appeared as the Landlord's legal representative. Caryn Foster attended on behalf of all the Tenants and was self-represented.

Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$3,711.24 for arrears of rent up to January 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - a) \$620.00 on or before the 20<sup>th</sup> day of each month commencing February 20, 2026 and concluding June 20, 2026.
  - b) \$611.24 on or before July 20, 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026 to July 31, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the

Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

**January 30, 2026**

**Date Issued**

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**Andrew Rowell**

Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor  
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.