



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095474-25

In the matter of: 414, 42 CAMPBELL COURT
STRATFORD ON N5A7K2

Between: Skyline Real Estate Holdings Inc c/o Skyline Living Landlord

And

Adam Stuart Tenants
Faith Dayman
Robin Derkach

Skyline Real Estate Holdings Inc c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Adam Stuart, Faith Dayman and Robin Derkach (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was mediated by videoconference on January 21, 2026.

The Landlord's Legal Representative, Patricija Anjo, attended on behalf of the Landlord.

The Tenants were self-represented and spoke with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The parties agree to a final, non-voidable eviction order with an eviction date of March 31, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenants do not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.
2. The lawful monthly rent is \$2,173.47. It is due on the 1st day of each month.

3. The total amount the Tenants owe to the Landlord is \$9,210.29 including arrears of rent (\$8,874.29), NSF charges (\$150.00) and costs (\$186.00) up to January 31, 2026.
4. The Landlord collected a last month's rent deposit of \$2,173.47 on April 21, 2025 and this deposit shall be applied to the rent for March 2026, the last month of the tenancy.
5. Interest on the rent deposit, in the amount of \$45.34 is owing to the Tenants for the period from April 21, 2025 to February 28, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated and the Tenants must move out of the rental unit on or before March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 1, 2026.
4. The total amount the Tenants shall pay the Landlord \$11,338.42:
 - \$8,874.29 - arrears up to January 31, 2026; plus
 - \$186.00 - application filing fee; plus
 - \$150.00 – NSF charges; plus
 - \$2,173.47 – rent for February 2026; minus
 - \$45.34 – interest on last month's rent deposit.
5. If the Tenants do not pay the Landlord the full amount owing on or before March 31 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.
6. If the Tenants do not vacate the rental unit on or before March 31, 2026, the Tenants shall also pay the Landlord compensation of \$71.46 per day starting April 1, 2026 and continuing until the date the Tenants vacate the rental unit.

February 3, 2026
Date Issued

Angela McLaughlin
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.