



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

File Number: LTB-L-096388-25

In the matter of: 112, 99 SIDNEY ST
BELLEVILLE ON K8P4X1

Between: Skyline Real Estate Holdings Inc., C/O Skyline Living Landlord

And

Joao (John) Frasco Tenant

Skyline Real Estate Holdings Inc., C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Joao (John) Frasco (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was mediated by videoconference on January 26, 2026.

The Landlord Representative Trevor Scheib, and the Tenant Joao (John) Frasco attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,859.25. It is due on the 1st day of each month.
3. The rent arrears owing to January 31, 2026 are \$2,674.98.
4. The Landlord is entitled to \$50.00 to reimburse the Landlord for administration charges and bank fees the Landlord incurred as a result of 1 cheque given by or on behalf of the Tenant which was returned NSF.

5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenant owes the Landlord is \$2,910.98.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,910.98 for arrears of rent up January 31, 2026 and unpaid NSF charges and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Amount of Payment	Payment Due Date
\$1,000.00	March 15, 2026
\$1,000.00	April 15, 2026
\$910.98	May 15, 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 **May 1, 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**.

February 5, 2026
Date Issued

Sarah Harriman
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.