



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

File Number: LTB-L-063256-25/LTB-L-103118-25

In the matter of: 401, 620 BERKSHIRE RD
SARNIA ON N7V1Y8

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

And

Carissa Trojan Tenant
Melissa Moscone

Skyline Real Estate Holdings Inc., c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Carissa Trojan and Melissa Moscone (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. (L1/L2).

This application was heard by videoconference on February 2, 2026.

The Landlords representative Ms. Kiekens and the Tenant attended the hearing.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on March 31, 2026. The Tenant must provide vacant possession 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. Arrears and filing fees to February 28, 2026, are in the amount of, \$6,837.26.
5. The Tenant will pay to the Landlord, \$6,837.26 in arrears and filing fees, on or before March 31, 2026.
6. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.

7. The Landlord waives the \$186.00 filing fee on LTB-L-063256-25, (L2), provided that the Tenant does provide vacant possession of the rental unit, on or before, March 31, 2026.
8. The last month rent deposit of \$1,222.81 will be applied to the lawful rent for the month of March 2026.
9. The Tenant shall also pay the Landlord compensation of \$39.86 per day for the use of the unit starting April 1, 2026, until the date the Tenant moves out of the unit.
10. The Landlord reserves the right to collect the monies at any time.

February 4, 2026

Date Issued

Suzy Franklyn

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 September 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 15, 2026

Rent Owing To	\$0.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$186.00

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$0.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,212.55
Total amount owing to the Landlord	\$(1,026.55)
Plus daily compensation owing for each day of occupation starting	\$39.86 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	