



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-104818-25-SA

In the matter of: 311, 610 TENTH ST
COLLINGWOOD ON L9Y4C1

Between: SKYLINE REAL ESTATE HOLDINGS INC., Landlord
C/O SKYLINE LIVING

And

Graeme Foster Tenant
Lori Pritchard

SKYLINE REAL ESTATE HOLDINGS INC., C/O SKYLINE LIVING (the 'Landlord') applied for an order to terminate the tenancy and evict Graeme Foster and Lori Pritchard (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on July 10, 2025 with respect to application LTB-L-031737-25.

The Landlord's application was resolved by order LTB-L-104818-25, issued on January 5, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-104818-25.

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

The Landlord's representative RJ Edward and the Tenant Lori Pritchard attended the hearing. The Tenant Lori Pritchard acknowledged having the authority to speak on behalf of the Tenant Graeme Foster. The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The motion to set aside Order LTB-L-104818-25, issued on January 5, 2026, is granted.
2. Order LTB-L-104818-25, issued on January 5, 2026, is set aside and cannot be enforced.
3. The previous order issued on July 10, 2025 with respect to LTB-L-031737-25 is cancelled and replaced with the following terms:
4. The Tenant shall pay to the Landlord \$6,054.78 for arrears of rent up to February 28, 2026 and costs.

5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule
 - (i) The Tenant will make a payment of \$1,946.06 on or before February 10, 2026;
 - (ii) Between February 22, 2026 and May 22, 2026, the Tenant will make payments towards the arrears in the amount of \$822.00 each month. These arrears payments will be made on or before the 22nd day of each month. This means that the Tenant will make payments of \$822.00 per month for 4 consecutive months, commencing February 22, 2026; and,
 - (iii) The final payment will be in the amount of \$820.72 and will be paid on or before June 22, 2026.
6. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period March 1, 2026 to June 30, 2026, or until the arrears are paid in full, whichever date is earliest
7. 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 4 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 February 28, 2026.

February 5, 2026
Date Issued

Peter Nicholson
Member, 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.