



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

File Number: LTB-L-094144-25

In the matter of: 417, 380 GIBB ST
OSHAWA ON L1J1Z3

Between: SKPM RENTS 2 Landlord

And

CHARLES DYKES Tenant

SKPM RENTS 2 (the 'Landlord') applied for an order to terminate the tenancy and evict CHARLES DYKES (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's legal representative Sylwia McArthur and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$185.88 for the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

February 10, 2026
Date Issued

Jeremy Henderson
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.