



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: Skyline Living Real Estate Holdings Inc., C/O Skyline Living v Willis, 2026 ONLTB 12473

Date: 2026-02-06

File Number: LTB-L-062479-25-RV

In the matter of: Unit 205, 817 DEVINE ST
SARNIA ON N7T1X3

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

And

Glen Willis Tenant

Review Order

Skyline Living Real Estate Holdings Inc., C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Glen Willis (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

This application was resolved by order LTB-L-062479-25 issued on October 31, 2025.

On November 27, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On November 28, 2025, interim order LTB-L-062479-25-RV-IN was issued, sending the request to a hearing.

After the review hearing on December 15, 2025, the Tenant's request for a review was granted and the matter was sent to be heard *de novo*, in interim order, LTB-L-062479-25-RV-IN2 issued on December 19, 2025.

This application was heard *de novo* by videoconference on February 4, 2026.

The Landlord's legal representative, S. Kiekens, the Tenant, and the Tenant's legal representative, R. CCall attended the hearing.

Agreed Facts:

1. The Tenant shall pay the Landlord's filing cost.
2. After the Landlord deems the rental unit to be in an ordinary state of cleanliness, the Tenant shall immediately arrange with the Fire Department to conduct an inspection of the unit. The Tenant shall provide the Landlord with a copy of that inspection report.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent, it is ordered that:

1. The request to review order LTB-L-062479-25 issued on October 31, 2025, has already been granted, and that original order has been cancelled and it cannot be enforced.
2. Interim orders LTB-L-062479-25-RV-IN issued on November 28, 2025, and LTB-L-062479-25-RV-IN2 issued on December 19, 2025, are both cancelled, and they, and the original order, are replaced by the following order.
3. On or before March 31, 2026, the Tenant shall fully de-clutter and clean the rental unit to bring it to a state of ordinary cleanliness.
4. After March 31, 2026, and on or before April 3, 2026, the Tenant shall permit the Landlord to conduct an inspection of the rental unit.
5. After the Landlord's inspection mentioned above in paragraph #4, should the Landlord find that further cleaning and de-cluttering is required, the Tenant shall have until on or before April 24, 2026, to undertake further required cleaning and de-cluttering.
6. On or before April 24, 2026, the Tenant shall fully de-clutter and clean the rental unit to bring it to a state of ordinary cleanliness.
7. Should the Landlord find that the Tenant's rental unit is in an ordinary state of cleanliness, the Tenant shall maintain it in that state for a full 12 months after the date it has been deemed to be in a state of ordinary cleanliness.
8. On or before May 31, 2026, the Tenant shall pay the Landlord the \$186.00 cost of filing the application.
9. If the Tenant fails to pay \$186.00 to the Landlord by May 31, 2026, the Tenant will start to owe interest. This will be simple interest, calculated from June 1, 2026, at 4.00% annually on the balance outstanding.
10. If the Tenant fails to comply with the conditions set out in paragraphs #4, #6 and #7 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must

make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

February 6, 2026
Date Issued

Nancy Morris
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.