



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104867-25

In the matter of: 507, 3165 RUSSELL ST
WINDSOR ON N9C4E1

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

And

Carmen Rose Cloutier Tenant

Skyline Real Estate Holdings Inc. c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Carmen Rose Cloutier (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

Mediation was held on January 27, 2026. The following parties participated in the mediation: The Landlord's representative, Patricija Anjo, and the Tenant, Carmen Rose Cloutier.

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

The parties agreed that:

1. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of April 30, 2026.
2. The monthly rent is \$ 1220.96 It is due on the 1st day of each month.
3. Based on the monthly rent, the daily rent/compensation is \$40.14. This amount is calculated as follows: $\$1220.96 \times 12 \text{ months}$, divided by 365 days.
4. The Landlord collected a rent deposit of \$1160.11 from the Tenant and this deposit is still being held by the Landlord.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before April 30, 2026.
2. The last month rent deposit shall be applied to the last month of the tenancy.
3. If the Tenant has not vacated the rental unit on or before April 30, 2026, then the Tenant shall pay the Landlord compensation of \$40.14 per day for the use of the unit starting May 1, 2026, until the date the Tenant moves out of the unit.

4. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 May 1, 2026.
6. The Tenant shall pay the lawful monthly rent in full and on time for a period of 2 months from February 1, 2026 and ending March 1, 2026.
7. If the Tenant fails to comply with the conditions set out in paragraph 6 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 before the agreed upon date of May 1, 2026. 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.
8. The Tenant shall also pay to the Landlord \$186.00 on or before April 30, 2026 for the cost of filing the application.
9. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.

February 12, 2026
Date Issued

Rolland Roopchand
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 Residential Tenancies Act, 2006, (the 'Act'), the part of this order relating to the eviction expires on November 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.