



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084197-25

In the matter of: Unit 912, 99 SIDNEY ST
BELLEVILLE ON K8P4X1

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

And

Dianne Carr Tenant

This Amended Order is issued to correct a clerical error in the original order dated November 20, 2025. The amendment properly identifies the Tenant's Representative who attended on behalf of the Tenant. For ease of reference, the amendment has been bolded and underlined. The rest of the order remains unchanged.

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

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex;
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

The parties requested the assistance of a Dispute Resolution Officer (DRO) through the Online Dispute Resolution (ODR) on the Tribunals Ontario Portal (TOP). On November 12, 2025, the parties elected to participate in a Board-facilitated mediation via video conference.

The Landlord's Representative, Trevor Scheib, and the Tenant's Representative, **Sharon Powell**, were present.

As a result of mediation, the parties requested a consent order confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below:
 - a. The Tenant shall ensure that neither they nor their occupants or guests engage in behaviours that seriously impairs the safety of another person in the residential complex or carry out illegal acts for a 12-month period commencing November 12, 2025, including but not limited to:
 - i. Using abusive or threatening words/language when communicating with Tenants, Landlord's staff, or third parties; and
 - ii. Using physical violence against any Tenants, Landlord's staff, or third parties entering and exiting the residential complex.
2. If the Tenant fails to comply with the conditions set out in paragraph 1(a) 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.
3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026, annually at the post-judgment interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*.

November 20, 2025
Date Issued

February 10, 2026
Date Amended

Eno Ubia
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.