



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

**File Number:** LTB-L-092721-25

**In the matter of:** Unit 205, 125 SOUTH CARRIAGE RD  
LONDON ON N6H0L6

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

**And**

Mack Cattel Tenant

Skyline Real Estate Holdings Inc., C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Mack Cattel (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on February 9, 2026.

The Landlord's legal representative Trevor Scheib and the Tenant's legal representative Patrick Pacheco attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions, and specifically the Tenant understood that the tenancy could be terminated without further notice if the Tenant does not comply with the conditions agreed.

**On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall not engage in any of the activities listed in the N6 notice of termination during the period February 17, 2026 to February 16, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on or before March 31, 2026.

5. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.

**February 17, 2026**

**Date Issued**

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**Nersi Makki**

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.