



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104060-25

In the matter of: Unit 121, 250 Queen St. E.
Fergus, ON N1M 2Y6

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

And

Sheryl-Anne Thibodeau Tenants
Shawn Thibodeau
Ambrose Nicholson

Skyline Real Estate Holdings Inc., C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Sheryl-Anne Thibodeau, Shawn Thibodeau and Ambrose Nicholson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on February 17, 2026.

The Landlord's Representative, Trevor Scheib, and the Tenant, Sheryl-Anne Thibodeau, who attended on behalf of the Tenants, attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay the Landlord \$6,949.31, which includes:
 - o \$6,663.31 for arrears owing up to February 28, 2026,
 - o \$186.00 for the fee paid by the Landlord for filing the application, and
 - o \$100.00 to reimburse the Landlord for administrative charges and bank fees the Landlord incurred as a result of four (4) cheques given by or on behalf of the Tenant which were returned NSF.
2. The Tenants shall pay the amount set out in paragraph 1 according to the following schedule:

Date payment is to be made on or before	Amount to be paid towards arrears	Outstanding Balance
balance owing		\$6,949.31
17-Feb-26	\$801.69	\$6,147.62
31-May-26	\$2,000.00	\$4,147.62
15-Jun-26	\$400.00	\$3,747.62
15-Jul-26	\$400.00	\$3,347.62
15-Aug-26	\$400.00	\$2,947.62
15-Sep-26	\$400.00	\$2,547.62
15-Oct-26	\$400.00	\$2,147.62
15-Nov-26	\$400.00	\$1,747.62
15-Dec-26	\$400.00	\$1,347.62
15-Jan-27	\$400.00	\$947.62
15-Feb-27	\$400.00	\$547.62
15-Mar-27	\$547.62	\$0.00

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on the first (1st) of the month, for the period from March 2026 to March 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

February 25, 2026
Date Issued

Jane Dean
 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.