



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

Citation: Skyline Real Estate Holdings Inc., C/O Skyline Living v Shouldice, 2026 ONLTB 16190

Date: 2026-02-24

File Number: LTB-L-076353-25-RV

In the matter of: 305, 835B DEVINE ST
SARNIA ON N7T7P6

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

And

Rain Shouldice Tenant

Review Order

Skyline Real Estate Holdings Inc., C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Rain Shouldice (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-076353-25 issued on November 25, 2025.

On January 21, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On January 22, 2026, interim order LTB-L-076353-25-RV-IN was issued staying the order issued on November 25, 2025.

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

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

Determinations:

1. The Tenant said that she returned the keys to the Landlord on August 24, 2026.
2. I find, on a balance of probabilities, on the uncontested evidence of the Tenant, that the keys were returned to the Landlord on August 24, 2026, when the Tenant moved out of the rental unit in compliance with the N4 notice of termination served by the Landlord. The tenancy terminated on that date.
3. It is undisputed that the Tenant was not in possession of the rental unit when the application was filed.

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-076353-25 issued on November 25, 2025, is granted.
2. Order LTB-L-076353-25 issued on November 25, 2025, and interim order LTB-L076353-25-RV-IN issued on January 22, 2025, are both cancelled. They are replaced by the following order.
3. The Landlord's application is withdrawn.
4. The Landlord shall pay the Tenant her \$58.00 application filing fee.
5. The Landlord shall pay the amount in paragraph #4 above, on or before March 17, 2026. If the Landlord fails to pay the full amount on or before March 17, 2026, the Landlord will start to owe interest. This will be simple interest calculated from March 18, 2026, at 4.00% annually on the balance owing.

February 24, 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.