



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

File Number: LTB-L-104939-25

In the matter of: 315, 67 CARTIER RD
LONDON ON N5V1G4

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

And

Heather Boyer Tenant

Skyline Real Estate Holdings Inc., c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Heather Boyer (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on February 18, 2026. The Landlord's legal representative, Trevor Scheib and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

At the hearing, the parties consented to the following order.

I was satisfied 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 February 21, 2026.
2. The rent arrears owing to February 28, 2026, are \$10,602.47.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The Landlord is claiming NSF charges of \$275.00.
5. The current lawful rent is \$ 2,042.86. It is due on the 1st day of each month.

6. Based on the monthly rent, the daily rent/compensation is \$67.16. This amount is calculated as follows: \$2,042.86 x 12 months, divided by 365 days.
7. The Landlord collected a rent deposit of \$2,042.86 from the Tenant. This deposit is still being held by the Landlord and may be deducted from the arrears owing.
8. Interest on the rent deposit, in the amount of \$44.95 is owing to the Tenant for the period from March 11, 2025, to January 31, 2026. This amount may be deducted from the arrears owing.

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 February 21, 2026.
2. The Tenant shall pay to the Landlord \$ 8,975.66, which represents the arrears of rent (\$10,602.47), plus NSF charges (\$275.00), plus the filing fee (\$186.00), less the last month's rent deposit (\$2,042.86), less the interest owed on the deposit (\$44.95) for the period ending February 28, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 of this order in full on or before February 21, 2026.
4. If the Tenant defaults on any of the payment noted in paragraph 3 of this order, the outstanding balance will become immediately due, and the Tenant will start to owe interest from the day following the date of default on the balance outstanding. The monies owing shall bear interest at the post-judgement interest rate determined under section 207(7) of *Residential Tenancies Act, 2006*, (the 'Act').
5. If the unit has not vacated the rental unit on or before February 21, 2026, then the Tenant shall pay the Landlord compensation of \$67.16 per day for the use of the unit starting February 22, 2026, until the date the Tenant moves out of the unit.
6. If the unit is not vacated on or before February 21, 2026, then starting February 22, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 February 22, 2026.

February 20, 2026
Date Issued

Sonja Hudson

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 August 22, 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.