



## **Order under Section 206 Residential Tenancies Act, 2006**

**File Number:** LTB-L-108793-25

**In the matter of:** 615, 6563 Drummond Rd.  
Niagara Falls, ON L2G 4N6

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

**And**

Heather Engel Tenant

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

The Landlord and the Tenant filed a written agreement with the LTB on February 20, 2026, to resolve the Landlord's application.

### **Determinations:**

1. The agreement reached by the Landlord and the Tenant resolves the Landlord's application.
2. The agreement has been signed by the Landlord and the Tenant.
3. The agreement was filed with the LTB before the hearing for the Landlord's application.
4. **As a result of this order, no hearing will be held.**

### **Based on the parties' agreement, it is ordered that:**

1. The Tenant shall pay the Landlord \$3,224.40, which includes:
  - o \$3,013.40 for arrears owing up to February 28, 2026,
  - o \$186.00 for the fee paid by the Landlord for filing the application, and
  - o \$25.00 to reimburse the Landlord for administrative charges and bank fees the Landlord incurred as a result of one (1) cheque given by or on behalf of the Tenant which were returned NSF.
2. The Tenant shall pay the amount set out in paragraph 1 according to the following schedule:
  1. \$268.70 on or before March 1, 2026.
  2. \$268.70 on or before March 20, 2026.

3. \$268.70 on or before April 20, 2026.
  4. \$268.70 on or before May 20, 2026.
  5. \$268.70 on or before June 20, 2026.
  6. \$268.70 on or before July 20, 2026.
  7. \$268.70 on or before August 20, 2026.
  8. \$268.70 on or before September 20, 2026.
  9. \$268.70 on or before October 20, 2026.
  10. \$268.70 on or before November 20, 2026.
  11. \$268.70 on or before December 20, 2026.
  12. \$268.70 on or before January 20, 2027.
3. The Tenant shall also pay the Landlord the full rent on or before the first day of each month for the period from March 2026 up to and including January 2027, or until all arrears in paragraph 1 have been paid, whichever is sooner.
4. CONSEQUENCES OF BREACH: If the Tenant does not make any of the payments required in paragraphs 2 or 3 in full and on time:
- a. 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, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 or 3. This normally results in the LTB issuing an eviction order without a hearing being held.
- OR**
- b. The Landlord may ask the LTB to reopen the application no later than 30 days after the Tenant's breach. This will result in a hearing at the LTB.
5. Either the Landlord or the Tenant can ask the LTB to reopen the application within 30 days from the date this order is issued if they believe the other party forced them to enter into the agreement, or if the other party deliberately made false or misleading misrepresentations that had a material effect on the agreement and the order issued.

**February 24, 2026**  
**Date Issued**

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James McMaster  
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.