



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-105622-25

In the matter of: Unit 212, 265 WILLSON RD
WELLAND ON L3C5R6

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

And

Michelle Lefebvre Tenant

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

The Landlord also claimed charges related to NSF cheques.

Prior to the videoconference hearing on February 23, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Trevor Scheib, the Tenant's support person, Uwe Mertens, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

A. The current lawful rent is \$1820.00 and it is due on the first of the month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5141.00 which represents arrears of rent up to February 28, 2026, the \$75.00 NSF charges, and the filing fee.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$2500.00	On or before May 31, 2026
\$300.00	On or before the 20th day of each month for 8 months from <u>June 20, 2026 to January 20, 2027</u>
\$241.00	On or before February 20, 2027

3. The Tenant **shall also pay** to the Landlord rent for March 2026 **on or before March 25, 2026**.
4. The Tenant **shall also pay** to the Landlord new rent on time and in full as it comes due and owing for the period April 1, 2026 to February 28, 2027, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

March 2, 2026
Date Issued

 Monica Dairo
 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.