



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

File Number: LTB-L-029327-25-RV
File Number: LTB-L-060994-25-BIR

In the matter of: 311, 805 GRAND AVE W
CHATHAM ON N7L 4M5

Between: Skyline Living Landlord

and

Timothy Heyink
Chaela Chantler Tenants

Review Order

In file number LTB-L-029327-25, Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Timothy Heyink and Chaela Chantler (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe. That application was resolved by a consent order LTB-L-029327-25 issued on July 3, 2025 following a mediation session held on June 23, 2025.

In file number LTB-L-060994-25, the Landlord applied under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order to terminate the tenancy and evict the Tenants and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order LTB-L-029327-25 issued on July 3, 2025. That application was resolved by order LTB-L-060994-25 issued on July 31, 2025 without a hearing.

On November 5, 2025, the Tenant Chaela Chantler requested a review of the order LTB-L-029327-25 issued on July 3, 2025 and that the order be stayed until the review the order is resolved.

On November 6, 2025, the Board granted interim order LTB-L-029327-25-RV-IN staying the order issued on July 3, 2025 and directing a hearing of the Tenant's request for review.

On February 6, 2026, the Board initiated a review of order LTB-L-060994-25 issued on July 31, 2025 and granted interim order LTB-L-060994-25-BIR-IN staying the order and directing a hearing of the review.

Both reviews came before me in videoconference 102 on March 6, 2026.

The Landlord's legal representative Shannon Kiekens, the Tenant Chaela Chantler and her support person Maria Van Raalte attended the hearing. The Tenant Timothy Heyink was not in attendance although properly served with notice of the hearing.

At the hearing, the Landlord and the Tenant Chaela Chantler advised that they had resolved their dispute and jointly requested the following order on consent. I was satisfied that the parties understood the consequences of their joint submissions.

Agreed Facts:

1. The Landlord lawfully regained possession of the rental unit on August 27, 2025 and is entitled to arrears of rent/compensation calculated to that date.
2. The Tenant Chaela Chantler delivered a notice under section 47.2 of the Act and ceased to be a party to the tenancy agreement effective July 28, 2025.
3. The Tenant Timothy Heyink alone is liable for arrears of rent/compensation for the period July 29, 2025 to August 27, 2025.
4. The lawful monthly rent is \$1,408.16. Based on the monthly rent, the daily rent/compensation is \$46.30. This amount calculated as follows: \$1,408.16 x 12, divided by 365 days.

It is ordered on consent that:

1. The request to review order LTB-L-029327-25 issued on July 3, 2025 is withdrawn. That order remains unchanged.
2. Interim order LTB-L-029327-25-RV-IN issued on November 6, 2025 is cancelled. The stay of order LTB-L-029327-25 is lifted immediately.

It is further ordered that:

3. The Board initiated review of LTBL-060994-25 issued on July 31, 2025 is granted. That order is cancelled and replaced by the following.
4. The tenancy between the Landlord and the Tenants is terminated.
5. The Tenants must pay the Landlord \$5,224.47 (less any payments made by the Tenants since July 24, 2025). This amount represents arrears of rent owing to July 28, 2025, and the cost of filing the previous application, less the rent deposit and interest the Landlord owes on the rent deposit.*
6. If the Tenants do not pay the Landlord the full amount owing on or before August 11, 2025, the Tenants will start to owe interest. This will be a simple interest calculated from August 12, 2025, at 4.00% annually on the balance outstanding.
7. The Tenant Timothy Heyink shall also pay the Landlord \$1,389.00.*

8. If the Tenant Timothy Heyink does not pay the Landlord \$1,389.00 on or before March 21, 2026, the Tenant Timothy Heyink will start to owe interest. This will be a simple interest calculated from March 22, 2026, at 4.00% annually on the balance outstanding.

March 10, 2026
Date Issued

Nersi Makki
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.

* Refer to the attached Summary of Calculations.

Summary of Calculations

Amount the Tenants must pay the Landlord:

Reason for amount owing	Period	Amount
Amount owing from previous order LTB-L-029327-25 issued on July 3, 2025.	Up to June 30, 2025	\$5,366.80
New Arrears	July 1, 2025 to July 28, 2025	\$1,296.40
Less the rent deposit		(\$1,408.16)
Less the interest owing on the rent deposit	September 18, 2024 to July 31, 2025	(\$30.57)
Total the Tenants must pay the Landlord:		\$5,224.47

Amount the Tenant Timothy Heyink must pay the Landlord:

Reason for amount owing	Period	Amount
New Arrears	July 29, 2025 to July 31, 2025	\$138.90
Daily compensation	August 1, 2025 to August 27, 2025	\$1,250.10
Total the Tenant Timothy Heyink must pay the Landlord:		\$1,389.00