



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

**File Number:** LTB-L-109249-25

**In the matter of:** 2, 849 DEVINE ST  
SARNIA ON N7T1X4

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

**And**

Isabella Wearing Tenant  
Sam Miller

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

This application was scheduled to be heard by videoconference on March 9, 2026. The Landlord's legal representative, Robert James Edwards and the Tenant, Isabella Wearing attended the hearing. Isabella Wearing had authorization to consent on behalf of all parties.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

**Agreed Facts:**

1. The lawful monthly rent is \$1,715.30. It is due on the 1<sup>st</sup> day of each month.
2. The arrears of rent owing to March 31, 2026, inclusive of the application filing fee of \$186.00 are \$1,145.34.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$1,145.34, which represents the arrears of rent owing to March 31, 2026 and the application filing fee of \$186.00.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - a. Payments of \$300.00 on or before the 1<sup>st</sup> day of each month starting April 1, 2026, and continuing each month until June 1, 2026; and

- b. A final payment of \$245.34 on or before July 1, 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the 1<sup>st</sup> day of each month for the period starting April 1, 2026 and continuing each month until July 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance owed to the Landlord by the Tenant 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 Residential Tenancies Act, 2006* (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 March 31, 2026.

**March 20, 2026**  
**Date Issued**

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Britney Sooknanan  
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.