



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-011498-26-SA

In the matter of: 509, 204A HESPELER RD
CAMBRIDGE ON N1R 5Z8

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

and

Sherri Lynn Clement Tenants
Dexter Clement

Skyline Living Real Estate Holdings Inc. c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Sherri Lynn Clement and Dexter Clement (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 issued by the LTB on August 15, 2025 with respect to application LTB-L-036459-25.

The Landlord's application was resolved by order LTB-L-011498-26 issued on February 13, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-011498-26.

This motion was scheduled to be heard by videoconference on March 23, 2026. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the Tenants' motion. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Denise Hannivan to assist in finalizing the terms and issuing the requested order.

The Landlord's Representative Shannon Kiekens and the Tenants were present. The Tenants received legal advice about this application prior to the mediation.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

- 1) The Landlord consents to the Tenants' motion to set aside Order LTB-L-011498-26.
- 2) The original Order LTB-L-036459-25 will be replaced with this order.
- 3) The rent increased to \$1,071.15 on March 1, 2026. It is due on the 1st day of each month.
- 4) The rent arrears owing to March 31, 2026 are \$1,756.45.
- 5) The Landlord is still owed \$186.00 for filing the original L1 application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The motion to set aside Order LTB-L-011498-26 issued on February 13, 2026 is granted.
2. Order LTB-L-011498-26 issued on February 13, 2026 is set aside and cannot be enforced.
3. This order replaces the previous Order LTB-L-036459-25 issued on August 15, 2025.
4. The Tenants shall pay to the Landlord \$1,942.45. This amount represents rent arrears owing up to March 31, 2026 and costs.
5. The Tenants shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:

Date Payment Due	Amount of Payment
April 20, 2026	\$300.00
May 20, 2026	\$300.00
June 20, 2026	\$300.00
July 20, 2026	\$300.00
August 20, 2026	\$300.00
September 20, 2026	\$442.45

6. The Tenants shall also pay to the Landlord new rent in full and on time for the period April 1, 2026 to September 1, 2026, or until the arrears have been paid in full, whichever date is earliest.
7. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

8. This order on consent is in full and final settlement of this application.

March 26, 2026

Date Issued

Denise Hannivan

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.