



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

File Number: LTB-L-001387-26

In the matter of: 215, 349 MARLAND AVE
OSHAWA ON L1J1X4

Between: SKPM RENTS 17 Landlord

And

JULIE FORBES Tenant
TODD FORBES
DREW FORBES

SKPM RENTS 17 (the 'Landlord') applied for an order to terminate the tenancy and evict JULIE FORBES, TODD FORBES and DREW FORBES (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 23, 2026.

Sara Ginman appeared as the Landlord's legal representative. The Tenants attended the hearing and were self-represented.

Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,000.00 for arrears of rent up to March 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$1,200.00 on or before March 24, 2026.
 - b) \$560.00 on or before April 14, 2026.
 - c) \$560.00 on or before the 20th day of each month commencing May 20, 2026 and concluding August 20, 2026.
3. The Tenant shall pay the monthly rent for April 2026 on or before April 14, 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 May 1, 2026 to August 31, 2026, 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 March 31, 2026.

March 26, 2026
Date Issued

Andrew Rowell
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.