



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-029104-25

In the matter of: 26 HELEN AVE
BRANTFORD ON N3T5Y9

Between: SHONA FERGUSON Tenant

And

SKYLINE LIVING Landlord

SHONA FERGUSON (the 'Tenant') applied for an order determining that SKYLINE LIVING (the 'Landlord'):

- entered the rental unit illegally.

An adjudicative case conference was held by videoconference on April 13, 2026.

The Tenant attended the conference. The Landlord was represented by Shannon Kiekens.

At the conference the parties consented to the following order:

It is agreed that:

1. If the Landlord serves a notice of entry and the Tenant advises that she will not be present at the scheduled time, the Landlord shall, where possible, coordinate with the Tenant to arrange an alternate time for entry.

It is ordered that:

1. The Landlord shall pay to the Tenant the sum of \$500.00 in full and final satisfaction of the claims set out in the Tenant's application.
2. The Landlord shall pay the Tenant the full amount owing by April 29, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by April 29, 2026, the Landlord will owe interest. This will be simple interest calculated from April 30, 2026 at 4.00% annually on the balance outstanding.
4. The Landlord shall only enter the rental unit in a manner that is in accordance with the *Residential Tenancies Act, 2006* (the 'Act')

April 21, 2026
Date Issued

Bryan Delorenzi
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.