



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

File Number: LTB-L-008514-26

In the matter of: Unit 304, 380 FORFAR ST E
FERGUS ON N1M 1B5

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

And

Bruce Wood Tenant

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

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on April 13, 2026. The Landlord's representative, paralegal, Robert James (RJ) Edwards and the Tenant, Bruce Wood advised that the parties had reached an agreement. The Tenant did not speak with duty counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

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 served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,538.43. It is due on the 1st day of each month.
4. The rent arrears owing to April 30, 2026, are \$7,660.51.

5. The Landlord is entitled to \$100.00 to reimburse the Landlord for administration charges and \$25.00 for bank fees the Landlord incurred as a result of 5 cheques given by or on behalf of the Tenant which were returned NSF.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Accordingly, the total amount the Tenant owes the Landlord is \$7,971.51.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord \$7,971.51 which represents arrears of rent (\$7,660.51), unpaid NSF charges (\$125.00), plus the application filing fee (\$186.00) for the period ending April 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$665.00 on or before the 30th day of each month, from April 30, 2026, to **February 28, 2027**. (11 months)
 - \$656.51 on or before March 30, 2027.
3. The Tenant shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting May 1, 2026, until March 1, 2027, or until the arrears are paid in full whichever date earliest.
4. If the Tenant fails to make any one of the payments in accordance with paragraphs 2 and 3 of this order, 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 pays any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 21, 2026
Date Issued

Pauline Brewster
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.