



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

File Number: LTB-L-021006-26-SA

In the matter of: 315, 4619 PORTAGE RD
NIAGARA FALLS ON L2E6A9

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

And

Cecil Strickland
Patricia Korte Tenants

Skyline Real Estate Holdings Inc., c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Cecil Strickland and Patricia Korte (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 January 12, 2026 with respect to application LTB-L-087672-25.

The Landlord's application was resolved by order LTB-L-021006-26, issued on March 13, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-021006-26.

This motion was heard by videoconference on April 20, 2026.

The Landlord's legal representative Trevor Scheib and the Tenants attended the hearing.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-021006-26, issued on March 13, 2026, is granted.
2. Order LTB-L-021006-26, issued on March 13, 2026, is set aside and cannot be enforced.
3. The previous order issued on January 12, 2026, with respect to LTB-L-087672-25 is amended as follows:
 1. The Tenants owe arrears of rent and costs in the amount of \$5,080.54 to April 30, 2026.
 2. The Tenants shall pay the amount in paragraph 1 as follows:

- a. On or before April 30, 2026, the Tenants shall pay to the Landlord \$3,537.76;
- b. Commencing on May 14, 2026, and on the 14th day of each month thereafter up to and including September 14, 2026, the Tenants shall pay to the Landlord \$250.00;
- c. The Tenants' final payment of \$42.69 is due on or before October 14, 2026.
- d. The Tenants shall pay their lawful monthly rent for the month of May 2026, on or before May 15, 2026.
- e. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period commencing June 1, 2026, up to and including October 1, 2026, or until the arrears are paid in full, whichever date is earliest.
- f. 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 2. a. 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 April 30, 2026.

April 29, 2026
Date Issued

Kyle McGraw
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.