



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013376-26

In the matter of: Unit 705, 3170 DONNELLY ST
WINDSOR ON N9C1M2

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

And

Tishakumari Patel Tenant
Rudra Mistry

Skyline Real Estate Holdings Inc., C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Tishakumari Patel and Rudra Mistry (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 21, 2026. The Landlord's legal representative, Trevor Scheib and the Tenant, Rudra Mistry attended the hearing. Rudra Mistry had authorization to consent on behalf of all parties.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$1,428.57. It is due on the 1st day of each month.
2. The arrears of rent owing to April 30, 2026, inclusive of the application filing fee of \$186.00 and NSF charges of \$100.00 are \$1,546.71.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,546.71, which represents the arrears of rent owing to April 30, 2026, the application filing fee of \$186.00 and NSF charges of \$100.00.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

- a. Payments of \$200.00 on or before the 20th day of each month starting May 20, 2026, and continuing each month until November 20, 2026; and
 - b. A final payment of \$146.71 on or before December 20, 2026.
3. The Tenant shall also pay to the Landlord new 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 and continuing each month until December 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance owed to the Landlord by the Tenant 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 *Residential Tenancies Act, 2006* (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 April 30, 2026.

April 29, 2026
Date Issued

Britney Sooknanan
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.