



**Order under Section 87
Residential Tenancies Act, 2006**

File Number: LTB-L-101574-25

In the matter of: 306, 130 SHELDON AVE
CHATHAM ON N7L3 M7

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

and

Valerie Westlake Former Tenant

Skyline Real Estate Holdings Inc., c/o Skyline Living (the 'Landlord') applied for an order requiring Valerie Westlake (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on May 11, 2026.

The Landlord's legal representative Shannon Kiekens and the Tenant attended the hearing.

Determinations:

1. The Tenant disputed the arrears claimed and submitted that she has paid resolved her the question of rent arrears with the subsequent landlord as reflected in order LTB-L-100401-25 issued February 17, 2026. The arrears claimed in this application relate to unpaid rent for the period April 1, 2025 to June 30, 2025 which were not the subject of that application.
2. The Landlord's evidence proves on a balance of probabilities that rent arrears owing to the Landlord for the period April 1, 2025 to June 30, 2025 are \$1,021.38.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$1,021.38, which represents rent and compensation owing up to .
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.

3. The total amount the Former Tenant owes the Landlord is \$1,207.38*. See Schedule 1 for the calculation of the amount owing.
4. If the Former Tenant does not pay the Landlord the full amount owing on or before May 23, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from May 24, 2026 at 4.00% annually on the balance outstanding.

May 12, 2026
Date Issued

Nersi Makki
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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing To	\$1,021.38
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$1,207.38