



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

File Number: LTB-L-013477-26

In the matter of: 203, 4615 PORTAGE RD
NIAGARA FALLS ON L2E6A9

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

And

Katherine McArdle Tenant

Skyline Real Estate Holdings Inc., c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Katherine McArdle (the 'Tenant') because:

- the rental unit is the superintendent's premises and the Tenant's employment as superintendent has ended.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on March 12, 2026.

The Landlord's Legal Representative, Patricija Anjo, and the Tenant attended the hearing.

The parties agreed:

1. The Tenant's employment as superintendent ended on January 21, 2026.
2. The Tenant owes the Landlord \$2,505.84 in daily compensation for use and occupation of the rental unit up to March 12, 2026 plus costs.
3. Based on the monthly rent, the daily compensation is \$64.44. This amount is calculated as follows: \$1,960.00 x 12, divided by 365 days.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.

2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 1, 2026.
4. The Tenant shall pay the Landlord \$2,505.84, which represents compensation for the use of the unit up to costs up to March 12, 2026 plus costs.
5. The Tenant shall pay the amount in paragraph 6 as follows:
 - \$600.00 on or before March 31, 2026;
 - \$300.00 on or before April 14, 2026;
 - \$300.00 on or before April 28, 2026;
 - \$300.00 on or before May 12, 2026;
 - \$300.00 on or before May 26, 2026;
 - \$300.00 on or before June 9, 2026;
 - \$300.00 on or before June 23, 2026; and
 - \$105.84 on or before July 7, 2026.
6. The Tenant shall also pay the Landlord compensation of \$64.44 per day for the use of the unit starting March 13, 2026, until the date the Tenant moves out of the rental unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before July 7, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 8, 2026 at 4.00% annually on the balance outstanding.

May 14, 2026
Date Issued

Samantha Greaves
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.