



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

File Number: LTB-L-087635-25

In the matter of: 411, 87 COMPTON ST
KINGSTON ON K7K5Z3

Between: SKYLINE REAL ESTATE HOLDINGS INC., Landlord
C/O SKYLINE LIVING

And

Douglas Carroll Tenant

SKYLINE REAL ESTATE HOLDINGS INC., C/O SKYLINE LIVING (the 'Landlord') applied for an order to terminate the tenancy and evict Douglas Carroll (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 May 11, 2026.

The Landlord Representative Trevor Scheib, the Tenant Representative William Florence and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,133.88 for arrears of rent up to May 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. On or before June 11, 2026 - \$1,500.00;
 - b. Commencing June 1, 2026 and on or before the 1st day of each month until January 1, 2028 - \$130.57; and
 - c. On or before February 1, 2028 - \$22.48.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 1, 2026 to February 1, 2028, 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 of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order 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 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 May 31, 2026.

May 20, 2026
Date Issued

Kelly Delaney
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.