



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

File Number: LTB-L-021919-26

In the matter of: 509, 204B HESPLER RD
CAMBRIDGE ONTARIO N1R3H5

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

And

Kumrije Hyseni Tenant

Skyline Real Estate Holdings Inc., C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Kumrije Hyseni (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 19, 2026. The Landlord's agent, Trevor Scheib, the Tenant and the Tenant's support person, Tammy Soper attended the hearing.

The parties resolved the matter directly and requested an order on consent.

I am satisfied that parties understand the terms and consequences of their consent, including waiving the rights to a merit hearing for this application.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on April 1, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
3. The lawful rent is \$2,206.89. It was due on the 1st day of each month.
4. The rent arrears owing to April 1, 2026, are \$5,818.98.
5. The Landlord is entitled to \$40.00 to reimburse the Landlord for administration charges and \$10.00 for bank fees the Landlord incurred as a result of 2 cheques given by or on behalf of the Tenant which were returned NSF.

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$2,206.89 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
8. The parties agreed to amend the application to reflect that interest on the last month's rent deposit was paid to July 31, 2025.
9. Interest on the rent deposit, in the amount of \$30.98 is owing to the Tenant for the period from August 1, 2025, to April 1, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 1, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$3,817.11. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application and unpaid NSF charges. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The tenant shall pay the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - \$1,455.00 on or before May 31, 2026.
 - \$2,362.11 on or before September 30, 2026.
4. If the Tenant fails to make a payment in accordance with paragraph 3 of this order, the balance becomes due and payable immediately and simple interest will be calculated as per the *Courts of Justice Act* on any balance outstanding.

May 22, 2026
Date Issued

Oluwatobi Abobarin
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.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$5,891.54
Application Filing Fee	\$186.00
NSF Charges	\$50.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$72.56
Less the amount of the last month's rent deposit	- \$2,206.89
Less the amount of the interest on the last month's rent deposit	- \$30.98
Total amount owing to the Landlord	\$3,817.11