



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

File Number: LTB-L-023082-26

In the matter of: Unit 1105, 1330 LAUZON RD
WINDSOR ON N8S4P6

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

And

Steven Ribble Tenants
Gina Ryan

Skyline Real Estate Holdings Inc., C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Steven Ribble and Gina Ryan (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed \$37.69 charges related to NSF cheques.

This application was heard by videoconference on May 20, 2026.

The Landlord's Representative, Shannon Keikens, and Tenant, Steven Ribble, who confirmed their permission to represent the interests of Tenant, Gina Ryan, resolved their matter directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$3,954.29 for arrears of rent up to May 31, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - i) \$800.00 by June 20, 2026;
 - ii) \$800.00 by July 20, 2026;

- iii) \$800.00 by August 20, 2026;
- iv) \$800.00 by September 20, 2026; and
- v) \$754.29 by October 20, 2026.

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing, by the first day of each month, for the period June 1, 2026 to October 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 25, 2026
Date Issued

Janice Campbell
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.