



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-023284-26

In the matter of: 649 WELLINGTON AVE
WINDSOR ON N9A 5J5

Between: Manish Rasela Landlord

and

Byron Skyers Tenant

Manish Rasela (the 'Landlord') applied for an order to terminate the tenancy and evict Byron Skyers (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

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

The parties attended a Hearing scheduled on May 27, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord and the Tenant participated in the mediation. The Tenant did not receive legal advice about this application.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) There may be issues with the service of the Landlord's Notice to End Tenancy (N8 Notice) and service of the N8 Notice that could affect outcomes at a hearing, however the parties are aware of this and still wish to move forward with this order on consent.
- 2) The current rent is \$1,100.00. It is due on the 1st day of each month.
- 3) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. However, the Landlord is waiving collection of this cost.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out in paragraph 2 below.
2. The Tenant shall pay to the Landlord new, lawful rent on time and in full as it comes due and owing for the six (6) month period June 1, 2026 to November 1, 2026.

3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. This order is in full and final settlement of this application.

June 2, 2026
Date Issued

Denise Hannivan
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.