



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

File Number: LTB-L-007834-26

In the matter of: 306, 192 LISGAR AVE
TILLSONBURG ON N4G4L2

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

And

Dorothy Clarkson Tenant

Skyline Real Estate Holdings Inc., c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Dorothy Clarkson (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 April 1, 2026.

Only the Landlord's legal representative, Trevor Scheib attended the hearing.

As of 2:05 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. At the hearing, the Landlord's legal representative submitted a proposed payment arrangement completed on the Board's approved form and signed by the Tenant on March 27, 2026. The payment arrangement indicates that the amount owing as of March 31, 2026 was \$1,785.06, consisting of rental arrears, NSF charges, and the application filing fee. Pursuant to the terms of the agreement, the Tenant is required to make additional payments of \$150.00, in addition to the lawful monthly rent, on the last day of each month commencing March 30, 2026 through January 31, 2027, with a final payment of \$135.06 due on February 28, 2027.
2. The payment agreement required the Tenant to make a payment of \$150.00 on March 30, 2026. No evidence or submissions were made by the Landlord's legal representative indicating that this payment was not made. As the lawful rent for April 2026 became due

on the date of the hearing, and the payment agreement was entered into before the April 2026 rent became due, I find that the April 2026 rent is not included in the arrears amount set out in the agreement and the Tenant has until 11:59 p.m. today to pay April 2026 rent. However, the Landlord remains entitled to seek recovery of any unpaid April 2026 rent pursuant to the clause in the agreement requiring the Tenant to pay all new rent as it becomes due.

3. Although the Tenant did not attend the hearing to confirm the proposed arrangement, I am satisfied, based on the signed payment agreement submitted into evidence, that the Tenant agreed to both the amount owing and the terms of the repayment arrangement.
4. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$1,785.06 for arrears of rent up to March 31, 2026, NSF charges and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$150.00 each month from March 30, 2026 to January 31, 2027, on or before the last day of each corresponding month; and
 - b) \$135.06 on or before February 28th, 2027.
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 April 1, 2026, to February 28, 2026, 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 March 31, 2026.

June 2, 2026
Date Issued

Christina Philp
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.