



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-023137-26-SA

In the matter of: 14, 849B DEVINE ST
SARNIA ON N7T1X4

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

And

Phoenix Baillie Tenant

Skyline Real Estate Holdings Inc., C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Phoenix Baillie (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on November 6, 2025 with respect to application LTB-L-058086-25.

The Landlord's application was resolved by order LTB-L-023137-26, issued on . This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-023137-26.

This motion was heard by videoconference on June 1, 2026.

The Landlord's Legal Representative Trevor Sheib and the Tenant attended the hearing.

At the hearing the parties consented to the following terms.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-023137-26, issued on November 6, 2025, is granted.
2. Order LTB-L-023137-26-AM, issued on November 6, 2025, is replaced with the following.
3. The Tenant shall pay the Landlord \$1,134.74, which represents the arrears of rent owing to May 31, 2026, and costs to the Landlord to file the application with the Board.
4. The Landlord's application for eviction of the Tenant is denied on the condition that payment is made in accordance with the following; the repayment plan includes the payment of June 2026 rent which was due the day of the hearing:

- a) Pay \$1,518.76, for June 2026 rent, on or before June 15, 2026.
 - b) Pay \$189.12 on the last day of each month for the period July 2026 through November 2026.
 - c) Pay \$189.14 on or before December 31, 2026.
5. The Tenant shall also pay the Landlord the rent for the months of July 2026 through December 2026 in full, and on the first (1st) of each corresponding month, or until the arrears are paid in full, whichever date is earliest.
6. If the Tenant fails to make any of the payments in accordance with paragraphs 4 and 5, and by the dates required, then:
- (a) 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, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
 - (b) The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

June 4, 2026
Date Issued

Diane Wade
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.