



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

**File Number:** LTB-L-025137-26

**In the matter of:** 708, 101 PHILLIPS RD  
PORT HOPE ON L1A3Z8

**Between:** PH PHILLIPS PROPERTY MANAGEMENT INC. Landlord

**And**

AMY LITTLE Tenants  
PATRICK SKIFFINGTON

PH PHILLIPS PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict AMY LITTLE and PATRICK SKIFFINGTON (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

Mediation was held on June 2, 2026. The following parties participated in the mediation: The Landlord's agent, Sandra Katz, and the Tenants, Patrick Skiffington, and Amy Little

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

**Agreed Facts:**

1. The parties agree that the last month's rent deposit previously being held by the Landlord was applied to the balance of arrears owing.
2. The parties agree to remove the former Tenant Marlene McLean from the application and add the Tenant Amy Little.

**It is ordered on consent that:**

1. The Tenants shall pay to the Landlord \$1,949.58. This amount represents \$1,763.58 for arrears of rent up to June 30, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

| Date Payment Due | Amount of Payment |
|------------------|-------------------|
| July 1, 2026     | \$ 500.00         |
| August 1, 2026   | \$ 500.00         |

|                   |           |
|-------------------|-----------|
| September 1, 2026 | \$ 500.00 |
| October 1, 2026   | \$ 449.58 |

3. 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 **June 30, 2026**.

**June 4, 2026**  
**Date Issued**

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Ryan Gacnik  
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.