



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

**File Number:** LTB-L-085550-25

**In the matter of:** 601, 89 WILLOW RD  
GUELPH ON N1H1W7

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

**And**

Tony Prior Tenant

Skyline Real Estate Holdings Inc., c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Tony Prior (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

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

The application was scheduled to be heard on May 28, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Shannon Kiekens, the Tenant, and the Tenant's Support Person, Ryan Laser, were present.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

**On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenant shall continue, provided that the Tenant complies with the following conditions for a period of 12-months starting from the date of this order:
  - a) The Tenant shall not impede, interfere with, or obstruct the Landlord's ability to carry out their obligations, including maintenance, repairs, inspections, or other lawful responsibilities related to the residential complex.
  - b) The Tenant shall use respectful and appropriate language in all communications with the Landlord and shall refrain from using offensive and language.

2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.
3. The Landlord incurred the cost of \$186.00 for the cost of filing the application.
4. The filing fee shall be waived on the condition that the Landlord does not apply under Section 78 of the *Residential Tenancies Act, 2006* (the 'Act'), in accordance with paragraph 2 above. If the Landlord is required to do so, the filing fee shall become immediately due and owing to the Landlord.

**June 5, 2026**  
**Date Issued**

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Michelle Forrester  
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.