



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

File Number: LTB-L-013303-26

In the matter of: 510, 76 MARY ST
CHATHAM ON N7L 4K2

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

And

William Ceccacci Tenant

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

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

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

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

The Landlord's legal representative, Shannon Kiekens and the Tenant attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant, the Tenant's guests or occupants shall refrain from removing any belongings, that do not belong to the Tenant, the Tenant's guests or occupants from the lobby at the residential complex.
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. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before November 30, 2026.

5. If the Tenant does not pay the Landlord the full amount owing on or before November 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from December 1, 2026 at 4.00% annually on the balance outstanding.

June 16, 2026
Date Issued

Angela Smith
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.