



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-027535-26
LTB-L-044541-26

In the matter of: Unit 312, 7 BRICELAND ST
KINGSTON ON K7K5Z9

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

And

Dakota McLain Tenant

Skyline Real Estate Holdings Inc., C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Dakota McLain (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. (L2 application)

Skyline Real Estate Holdings Inc., c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Dakota McLain (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques. (L1 Application)

This application was heard by videoconference on June 3, 2026.

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

The parties mutually agreed to resolve all matters at issue in the applications and requested an order on consent. The parties also mutually agreed to have the file LTB-L-044541-26 brought forward and to be heard together with the L2 application. I was satisfied that the parties understood the consequences of the joint submission.

The parties agree:

1. The parties consented at the hearing to non-voidable termination date of July 31, 2026.
2. The Last month rent deposit will be applied to July 2026.

On consent of the parties, it is ordered that:

3. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 31, 2026.
4. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after August 1, 2026.
6. The Tenants shall pay to the Landlord \$5,610.17. This amount includes rent arrears owing up to the hearing date (June 3, 2026), and the cost of the applications.
7. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026, at 4.00% annually on the balance outstanding.
8. The Tenant shall also pay the Landlord compensation of \$56.53 per day for the use of the unit starting July 1, 2026, until the date the Tenant moves out of the unit.

June 10, 2026

Date Issued

Vinuri Sivalingam

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on February 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.