



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

File Number: LTB-L-026769-26

In the matter of: 309, 620 BERKSHIRE RD
SARNIA ON N7V1Y8

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

And

Dhyeykumar Patel Tenant
Tarun Patel

Skyline Real Estate Holdings Inc., C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Dhyeykumar Patel and Tarun Patel (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Representative Trevor Scheib and the Tenant attended the hearing. The Tenant spoke with Tenant duty counsel prior to the hearing.

The parties before the LTB consented to the following order We were satisfied that the parties understood the consequences of their consent

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant.

It is ordered on consent that:

1. The parties agree that the total rental arrears are \$4328.44 up to June 30th, 2026.
2. The Tenant shall pay to the Landlord \$4514.44 for arrears of rent up to June 30th, 2026 and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Payment Due Date	Payment Amount
On or before June 30 th , 2026	\$947.87

On or before July 31 st , 2026	\$947.87
On or before August 31 st , 2026	\$947.87
On or before September 30 th , 2026	\$947.87
On or before October 31 st , 2026	\$722.97

4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 1st, 2026 to October 1st, 2026.
5. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 30th, 2026.

June 12, 2026
Date Issued

Reid Jackson

Member, Landlord and Tenant Board

Suchana Sundararajan

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.

