



**Amended Order
Order under Section 206
Residential Tenancies Act (2006)
And section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-L-036032-26-AO

In the matter of: 112, 17 Sympatica Cres.
Brantford, ON N3P 1K8

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

And

Chad Morris Tenant

This amended order is issued to correct a clerical error in the original order issued June 2, 2026. Corrections have been bolded and underlined for ease of reference.

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

The Landlord and the Tenant filed a written agreement with the LTB on May 29, 2026, to resolve the Landlord's application.

Determinations:

1. The agreement reached by the Landlord and the Tenant resolves the Landlord's application.
2. The agreement has been signed by the Landlord and the Tenant.
3. The agreement was filed with the LTB before the hearing for the Landlord's application.
4. **As a result of this order, no hearing will be held.**

Based on the parties' agreement, it is ordered that:

1. The Tenant shall pay the Landlord \$5,648.25, which includes:
 - \$5,362.25 for arrears owing up to May 31, 2026,
 - \$186.00 for the fee paid by the Landlord for filing the application, and
 - \$100.00 to reimburse the Landlord for administrative charges and bank fees the Landlord incurred as a result of three (3) cheques given by or on behalf of the Tenant which were returned NSF.

2. The Tenant shall pay the amount set out in paragraph 1 according to the following schedule:
 1. \$628.00 on or before July 1, 2026.
 2. \$628.00 on or before August 1, 2026.
 3. \$628.00 on or before September 1, 2026.
 4. \$628.00 on or before October 1, 2026.
 5. \$628.00 on or before November 1, 2026.
 6. \$628.00 on or before December 1, 2026.
 7. \$628.00 on or before January 1, 2027.
 8. \$628.00 on or before February 1, 2027.
 9. \$624.25 on or before March 1, 2027.
3. The Tenant shall also pay the Landlord the full rent on or before the first day of each month for the period from **June 2026** up to and including March 2027, or until all arrears in paragraph 1 have been paid, whichever is sooner.
4. CONSEQUENCES OF BREACH: If the Tenant does not make any of the payments required in paragraphs 2 or 3 in full and on time:
 - a. 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, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 or 3. This normally results in the LTB issuing an eviction order without a hearing being held.

OR

 - b. The Landlord may ask the LTB to reopen the application no later than 30 days after the Tenant's breach. This will result in a hearing at the LTB.
5. Either the Landlord or the Tenant can ask the LTB to reopen the application within 30 days from the date this order is issued if they believe the other party forced them to enter into the agreement, or if the other party deliberately made false or misleading misrepresentations that had a material effect on the agreement and the order issued.

June 2, 2026
Date Originally Issued

James McMaster
Member, Landlord and Tenant Board

June 9, 2026
Date Amended

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.