



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-033058-26-SA

In the matter of: G5, 800 CASTELL RD
KINGSTON ON K7M4W5

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

And

Jenny Alves Tenant

Skyline Real Estate Holdings Inc. C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Jenny Alves (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on March 30, 2026 with respect to application LTB-L-005522-26.

The Landlord's application was resolved by order LTB-L-033058-26, issued on April 20, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-033058-26 on April 20, 2026.

This motion was heard by videoconference on June 10, 2026.

The Landlords representative Mr. Scheib and the Tenant attended the hearing.

Agreed Facts:

1. The parties agree that effective June 10, 2026, the Tenant will be permitted to make any future payments to the Landlord via pre authorized debit payment.

It is ordered that:

1. The motion to set aside Order LTB-L-033058-26, issued on April 20, 2026, is granted.
2. Order LTB-L-033058-26, issued on April 20, 2026, is set aside and cannot be enforced.
3. The previous order issued on April 20, 2026 with respect to LTB-L-005522-26 is amended and replaced with the terms herein.

4. Outstanding arrears, and filing fee and NSF charges to June 30, 2026 are in the amount of \$4,750.22.
5. The Tenant will pay \$4,750.22 as follows:
 - (a) On or before June 20, 2026, the Tenant will pay \$100.00 representing arrears;
 - (b) Effective July 1, 2026, and up to and including, October 1, 2026, on or before the first day of each consecutive month, the Tenant will pay the full lawful rent together with an additional \$350.00 per month representing arrears;
 - (c) Effective November 1, 2026, and up to and including, May 1, 2027, on or before the first day of each consecutive month, the Tenant will pay the full lawful rent together with an additional \$425.00 per month representing arrears.;
 - (d) On or before, June 1, 2027, the Tenant will make the final payment in the amount of \$275.22 representing filing fees and charges. This payment will be made together with June 2027 lawful rent.
6. 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 paragraphs 3, 4, and 5, 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 30, 2026.

June 12, 2026

Date Issued

Suzy Franklyn

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.

