



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-017879-26

In the matter of: Unit 403, 85 WILLOW RD
GUELPH ON N1H1W6

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

And

Yordanos Amare Tenants
Amanuel Abraha

Skyline Real Estate Holdings Inc., C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Yordanos Amare and Amanuel Abraha (the 'Tenants') because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another Tenants

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

Skyline Real Estate Holdings Inc., C/O Skyline Living (the 'Landlord') also applied for an order requiring Yordanos Amare and Amanuel Abraha (the 'Tenants') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenants' conduct or that of another occupant of the rental unit or someone the Tenants permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

Mediation was held on June 17, 2026. The following parties participated in the mediation: The Landlord's representative Shannon Kiekens, the Tenants, Yordanos Amare on behalf of both Tenants, and the Tenants' support, Luwam Beraki.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The Landlord agrees to make best efforts to serve 24 hour notice to the Tenants via the email address that the Tenants provided to the Landlord.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. For a period of 24 months starting June 17, 2027 to June 16, 2028 inclusive, upon receiving proper notice by the Landlord, the Tenants shall prepare their rental unit for any pest control treatments and shall not refuse entry so long as proper notice has been provided
3. On or before July 2, 2026 the Tenants will provide the LL with proof of TT insurance and the Tenants shall maintain the Tenants insurance in accordance with the lease agreement for a period of 24 months starting June 17, 2027 to June 16, 2028 inclusive
4. If the Tenants fail to comply with the conditions set out in paragraph **2 and 3** 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 Tenants. 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 Tenants.
5. The Tenants shall pay to the Landlord \$224.28 which represents the cost of filing the application (\$186.00) and damages incurred by the Landlord in the amount of \$38.28.
6. If the Tenants do not pay the Landlord the full amount owing on or before June 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

June 19, 2026

Date Issued

Ryan Gacnik

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.