Order under Subsection 87(1)
Residential Tenancies Act, 2006

File Number: LTB-L-030645-26

In the matter of: 504, 295 Lakeshore Drive
North Bay ON P1A3N8

Between: Skyline Real Estate Holdings Inc. Landlord

And

Ana Leticia Perales Garcia
Karla Ameyalli Alfaro Narvaez Tenants

Skyline Real Estate Holdings Inc. (the 'Landlord') applied for an order requiring Ana Leticia Perales Garcia and Karla Ameyalli Alfaro Narvaez (the 'Tenants') to pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was mediated by videoconference on June 15, 2026.

The Landlord's Legal Representative, RJ Edwards, attended on behalf of the Landlord.

The Tenants were self-represented and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The Tenants vacated the rental unit on May 31, 2026 and the tenancy terminated on that date.
2. The lawful rent at the time the tenancy was terminated was $2,031.57.
3. The total amount the Tenants owe to the Landlord is $6,665.26 including rent arrears ($6,429.26), NSF charges ($50.00) and costs ($186.00) up to May 31, 2026.
4. The Landlord collected a rent deposit of $2,029.24 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.

5. Interest on the rent deposit, in the amount of $7.58 is owing to the Tenants for the period from April 1, 2026 to May 31, 2026.

On consent, it is ordered that:

1. The tenancy is terminated as of May 31, 2026, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay $4,628.44 to the Landlord representing:
    - $6,429.26 – rent arrears to May 31, 2026; plus
    - $186.00 – application filing fee; plus
    - $50.00 – NSF charges; minus
    - $2,029.24 – last month's rent deposit; minus
    - $7.58 – interest on last month's rent deposit.
3. The Tenants shall pay the amount in paragraph 2 as follows:
    - $200.00 on or before the 1st day of each month – July 1, 2026 to April 1, 2028; and
    - $228.44 on or before May 1, 2028.
4. If the Tenants do not make any of the required payments in full and by the applicable deadline, the Tenants will start to owe interest. This will be simple interest calculated from the day following the breach at 4.00% annually on the balance outstanding.

June 24, 2026
Date Issued

Angela McLaughlin
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.