



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-033697-26

In the matter of: 306, 955 10TH ST E
OWEN SOUND ON N4K1T5

Between: Skyline Real Estate Holdings Inc. CO Landlord
Skyline Living

And

Autumn Sky Owl Tenant
Kody Donelle

Skyline Real Estate Holdings Inc. CO Skyline Living (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Autumn Sky Owl and Kody Donelle (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was scheduled to be heard by videoconference on June 22, 2026. Robert James Edwards, Licenced Paralegal and Employee of the Landlord, represented the Landlord. Kody Donelle attended on his own behalf and was self-represented.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

Mr. Donelle stated that Autumn Sky Owl vacated the unit approximately a year prior to the hearing date. Mr. Edwards stated there was no record that she had vacated the unit. As a result, Autumn Sky Owl was not removed as a party to this application.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$7,031.26. This amount represents \$6,670.26 for arrears of rent up to June 30, 2026, \$175.00 for 7 NSF cheques, and the \$186.00 application filing fee (costs).
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
June 30, 2026	\$2,402.60
August 31, 2026	\$350.00
September 30, 2026	\$350.00
October 31, 2026	\$350.00
November 30, 2026	\$350.00
December 31, 2026	\$350.00
January 31, 2027	\$350.00
February 28, 2027	\$350.00
March 31, 2027	\$350.00
April 30, 2027	\$350.00
May 21, 2027	\$350.00
June 21, 2027	\$350.00
July 31, 2027	\$350.00
August 31, 2027	\$350.00
September 30, 2027	\$78.66

3. The Tenant shall also pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting July 2026 through to and including September 2027, or until the arrears are paid in full, whichever date is earliest.

4. 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 1 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 25, 2026
Date Issued

Joanne Lolato
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.