



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-033297-26

In the matter of: 604, 511 7TH AVE
HANOVER ON N4N3K8

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

And

Lorraine Jane Immel Tenant
Luciano La Rosa

Skyline Real Estate Holdings Inc. CO Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Lorraine Jane Immel and Luciano La Rosa (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques

Mediation was held on June 18, 2026. The following parties participated in the mediation: The Landlord's representative, Patricija Anjo and the Tenant.

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

The parties agreed that:

1. The rent is \$1,366.30. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$44.92. This amount is calculated as follows: $\$1,366.30 \times 12$, divided by 365 days.
3. The rent arrears owing to June 30, 2026 are \$11,361.75.
4. The Landlord is entitled to \$100.00 to reimburse the Landlord for administration charges and \$20.00 for bank fees the Landlord incurred as a result of 5 cheques given by or on behalf of the Tenant which were returned NSF.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. The Landlord collected a rent deposit of \$1,392.29 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the outstanding arrears because the tenancy is terminated.
7. Interest on the rent deposit, in the amount of \$13.54 is owing to the Tenant for the period from January 1, 2026 to June 18, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before October 31, 2026.
2. The Tenant shall pay the Landlord any rent arrears owing up to the date of the hearing, the cost of filing the application, and unpaid NSF charges. The amount of the rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
3. As of the date of the hearing, the Tenant owes the Landlord \$9,704.18. See Schedule 1 for the calculation of the amount owing.
4. The Tenant shall also pay the Landlord compensation of \$44.92 per day for the use of the unit starting June 19, 2026 to the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing on or before October 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from November 1, 2026 at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before October 31, 2026, then starting November 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after November 1, 2026.

Additional Conditions

8. The Tenant shall pay the lawful monthly rent in full and on time for a period of 3 months from July 1, 2026 to September 1, 2026.
9. If the Tenant fails to comply with the conditions set out in paragraph 8 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 Tenant. 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 Tenant. This may result in the Board issuing an order that terminates the tenancy before October 31, 2026.

June 25, 2026
Date Issued

Rolland Roopchand
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on May 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To June 18, 2026	\$10,804.01
Application Filing Fee	\$186.00
NSF Charges	\$120.00
Less the amount of the last month's rent deposit	-\$1,392.29
Less the amount of the interest on the last month's rent deposit	-\$13.54
Total amount owing to the Landlord	\$9,704.18
Plus daily compensation owing for each day of occupation starting June 19, 2026	\$44.92 (per day)