



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-033738-26

In the matter of: 104, 301 BASE LINE RD W
LONDON ON N6J 3T9

Between: Skyline Real Estate Holdings Inc., c/o Skyline Living Landlord

and

Ashlyn Joyce Tenant

Skyline Real Estate Holdings Inc., c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Ashlyn Joyce (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

The parties attended a hearing scheduled on June 22, 2026 by videoconference.

The Landlord's Representative Trevor Scheib and the Tenant engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. The Tenant did not receive legal advice regarding this application.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent is \$1,234.69. It is due on the 1st day of each month.
- 2) The rent arrears owing to June 30, 2026 are \$4,911.14.
- 3) The Landlord is entitled to \$160.00 to reimburse the Landlord for administration charges and \$40.00 for bank fees the Landlord incurred as a result of 8 cheques given by or on behalf of the Tenant which were returned NSF.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$5,297.14. This amount includes rent arrears owing up to June 30, 2026, the cost of filing the application, and the NSF costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
July 17, 2026	\$1,000.00
August 21, 2026	\$1,000.00
September 18, 2026	\$1,000.00
October 16, 2026	\$1,000.00
November 20, 2026	\$1,297.14

3. The Tenant shall also pay to the Landlord new rent in full and on time for the period July 1, 2026 to November 1, 2026, 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.
5. This order is in full and final settlement of this application.

June 24, 2026
Date Issued

 Denise Hannivan
 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.