



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-060040-25

In the matter of: 1 - MAIN, 58 SPRINGBROOK DR
PETERBOROUGH ON K9J1L1

Between: Nahannee-fé Schuitemaker Tenant

And

Stoneridge Property Management Landlord

Nahannee-fé Schuitemaker (the 'Tenant') applied for an order determining that Stoneridge Property Management (the 'Landlord'):

- collected or retained money illegally (*T1 Application*)
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household (*T2 Application*).
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This Adjudicative Case Conference ('ACC') was heard by videoconference on February 3, 2026. The Landlord's Agent, Jeff Walker, and the Tenant attended the ACC.

At the ACC, the parties consented to the following order.

It is ordered on consent that:

1. The parties agree that this consent order resolves all matters arising from the tenancy of 1-Main, 58 Springbrook Drive, Peterborough, Ontario.
2. In consideration for resolving the Tenant's applications before the Board, on or before February 13, 2026, the Landlord shall pay to the Tenant \$4,845.00 via e-transfer to the e-mail address on file with the Landlord.
3. If the Landlord fails to make the payment stated in paragraph 2 in accordance with this order, the outstanding balance shall become immediately due and owing and simple interest shall accrue at 4% annually on the balance outstanding.

February 6, 2026
Date Issued

Jane Dean

Member, 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.