



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-007437-26

In the matter of: 101, 12 BIRKSHIRE CRT
KITCHENER ON N2B3H9

Between: M. Schiketanz Real Estate Inc. Landlord

And

Sean Barnhardt Tenant

M. Schiketanz Real Estate Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Sean Barnhardt (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved with the assistance of DRO Franklyn. The parties have consented to the terms herein.

The Landlords representative Mr. Schroeder and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$2,132.60** for arrears of rent and costs up to **March 31, 2026**.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - (a) Effective April 1, 2026, up to and including March 1, 2027, and on or before the first day of each consecutive month, the Tenant will pay an additional \$164.00 per month representing arrears;
 - (b) On or before, April 1, 2027, the Tenant will pay the balance of arrears and filing fees, in the amount of \$164.60.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **April 1, 2026 to March 1, 2027**.
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 paragraphs 1,2,3, 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 **March 31, 2026**.

March 18, 2026

Date Issued

Suzy Franklyn

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.