



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

File Number: LTB-L-022471-26

In the matter of: 1 GOODWIN AVE
BOWMANVILLE ON L1C4Z4

Between: Chenyang Shu Landlord

And

Jaymie Mitchell Tenants
Colin Schenk
Jordan Mitchell

Chenyang Shu (the 'Landlord') applied for an order to terminate the tenancy and evict Jaymie Mitchell, Colin Schenk and Jordan Mitchell (the 'Tenants') because:

- the Tenants has been persistently late in paying the Tenants' rent.
- The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on April 13, 2026.

The Landlord and the Tenants attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay to the Landlord \$7,120.14 for arrears of rent up to April 30, 2026, and costs.
3. The Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - a) \$500.00 each month from May 1, 2026 to July 31, 2026, on or before the 1st day of each corresponding month; and
 - b) \$1,000.00 each month from August 1, 2026 to December 31, 2026, on or before the 1st day of each corresponding month; and
 - c) \$620.14 on or before January 1, 2027
4. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 1, 2026, to April 30, 2027.

5. If the Tenants fail to comply with the conditions set out in paragraphs 3 and 4 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 Tenants. 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 Tenants.

April 20, 2026
Date Issued

Christina Philp
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.