



Order under Section 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-015607-26 (L1)
& LTB-L-022554-26 (L2)

In the matter of: 11, 325 ERB ST W
WATERLOO ON N2L1W4

Between: S Four Inc. Landlord

and

Christie Nicole Lanteigne Tenant

S Four Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Christie Nicole Lanteigne (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. (L1 Application)

S FOUR INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Christie Nicole Lanteigne (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant. (L2 Application)

The L1 application was scheduled to be heard by videoconference on April 29, 2026 and the L2 application was scheduled to be heard by videoconference on July 6, 2026.

Instead, on April 29, 2026, the Tenant and the Landlord's Legal Representative Eric Shroeder engaged in private settlement discussions. Parties reached an agreement and request an order on consent to resolve both applications.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,979.84 for arrears of rent up to April 30, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$650.00 monthly, on or before the last day of each month, beginning May 31, 2026, up to and including November 30, 2026
 - \$429.84 on or before December 31, 2026

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 from May 2026 to December 2026, or until the rental 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 April 30, 2026.
5. The Tenant shall pay to the Landlord \$313.32 for arrears of water utility bills in full on or before June 30th, 2026.
6. The Tenant shall provide evidence to the Landlord that the City of Waterloo water utility account is back in the Tenant's name, paid in full and in good standing on or before June 30, 2026.
7. For the duration of the tenancy the Tenant shall keep the City of Waterloo water utility account in good standing and not have any water bill arrears go to the Landlord.
8. If the Tenant fails to comply with the conditions set out in paragraph 5, 6 or 7 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.

May 7, 2026
Date Issued

Lindsay Phomin
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.

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