



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-022395-26

In the matter of: 48, 21 HOLBORN DR
KITCHENER ON N2A2E1

Between: 21 Holborn GP Ltd. Landlord

And

Alexandra Schmidt Tenants
Don Roth

21 Holborn GP Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Alexandra Schmidt and Don Roth (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed \$25.00 charges related to NSF cheques.

This application was heard by videoconference on May 25, 2026.

The Landlord's Representative, Frannie Simms, the Tenant, Alexandra Schmidt, who confirmed their permission to represent the interests of Tenant, Don Roth, and the Tenant's Supporter, Devin Albrechtas, participated in mediation and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$9,092.33 for arrears of rent up to May 31, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - i) \$378.50 by Tuesday, June 9, 2026;
 - ii) \$378.50 per payment, for 23 consecutive bi-weekly Tuesday payments, from Tuesday, June 23, 2026 to Tuesday, April 27, 2027; and

iii) \$8.33 by Tuesday, May 11, 2027.

3. The Tenants shall also pay to the Landlord new rent for June in 2 payments, and specifically, \$1,127.56 by June 6, 2026 and the balance owing of \$1,127.55 by no later than June 20, 2026; and thereafter, new rent on time and in full as it comes due and owing, by the first day of each month, for the period July 1, 2026 to May 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 27, 2026
Date Issued

 Janice Campbell
 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.

Schedule of All Payments - \$9,092.33:

	\$378.50	by Tuesday, June 9, 2026 +			
1	\$378.50	June 23, 2026	13	\$378.50	December 8, 2026
2	\$378.50	July 7, 2026	14	\$378.50	December 22, 2026
3	\$378.50	July 21, 2026	15	\$378.50	Tuesday, January 5, 2027
4	\$378.50	August 4, 2026	16	\$378.50	January 19, 2027
5	\$378.50	August 18, 2026	17	\$378.50	February 2, 2027
6	\$378.50	September 1, 2026	18	\$378.50	February 16, 2027
7	\$378.50	September 15, 2026	19	\$378.50	March 2, 2027
8	\$378.50	September 29, 2026	20	\$378.50	March 16, 2027
9	\$378.50	October 13, 2026	21	\$378.50	March 30, 2027
10	\$378.50	October 27, 2026	22	\$378.50	April 13, 2027
11	\$378.50	November 10, 2026	23	\$378.50	April 27, 2027; and
12	\$378.50	November 24, 2026			
				\$8.33	Tuesday, May 11, 2027