



**Amended Order
Order under Section 69
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-L-005346-26-AM

In the matter of: 212, 357 Hoffman Street
Kitchener ON N2M3N5

Between: Paul Scherer Landlord
S FOUR INC

And

Elizabeth Holden Tenants
Howie Holden

This amended order is issued to correct a clerical error in the original order issued on May 13 2026. The amendments have been bolded and underlined for easy reference. The rest of the order remains unchanged.

Paul Scherer and **S FOUR INC** (the 'Landlord') applied for an order to terminate the tenancy and evict Elizabeth Holden and Howie Holden (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on March 24, 2026. Instead, the Landlord's Legal Representative, Peter Schroeder, and the Tenants engaged in private settlement discussions. The parties reached an agreement and requested an order on consent to resolve the application.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$1,660.00. It is due on the 1st day of each month.
2. The rent arrears owing to March 31, 2026 are \$5,040.00.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The Tenants shall pay to the Landlord \$5,226.00. This amount includes rent arrears owing up to March 31, 2026 and the cost of filing the application.

2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
April 1, 2026	\$300.00
May 1, 2026	\$300.00
June 1, 2026	\$4,626.00

3. The Tenants shall also pay to the Landlord new rent in full and on time for the period between April 1, 2026 to June 1, 2026, 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 March 31, 2026.
5. This order on consent is in full and final settlement of this application.

May 13, 2026
Date Issued

 Shadiyah Stoute
 Hearings Officer, Landlord and Tenant Board

June 3, 2026
Date order Amended

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.