



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

File Number: LTB-L-027150-26

In the matter of: 710, 175 EMERY ST W
LONDON ON N6J4E9

Between: Boardwalk General Partnership Landlord

And

Nathan Schmidt Tenant

Boardwalk General Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Nathan Schmidt (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 3, 2026.

The Landlord's Agents, Anlly Gallego and Nancy Peng, and the Tenant attended the hearing.

The parties before the LTB consented to the following order. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,773.50 for arrears of rent up to June 30, 2026, and costs.
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
June 15, 2026	\$1,000.00
July 15, 2026	\$1,000.00
August 15, 2026	\$1,000.00
September 15, 2026	\$1,000.00
October 15, 2026	\$773.50

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 July 1, 2026, to October 1, 2026, or until the 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 June 30, 2026.

June 12, 2026
Date Issued

Sharda Sankar Bickramsingh
Member, Landlord and Tenant Board

Mayra Sawicki
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.