



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

File Number: LTB-L-030889-26

In the matter of: 218, 307 11TH AVE
HANOVER ON N4N3T3

Between: ST. MATTHEWS LUTHERAN MANOR C/O Landlord
BAYSHORE PROPERTY MANAGEMENT
INC

And

CHERYLE SCHUKNECHT Tenants
FRANK COTURE

ST. MATTHEWS LUTHERAN MANOR C/O BAYSHORE PROPERTY MANAGEMENT INC (the 'Landlord') applied for an order to terminate the tenancy and evict CHERYLE SCHUKNECHT and FRANK COTURE (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by videoconference on June 17, 2026. The Landlord's representative Cassandra Weatherston and the Tenant Cheryle Schuknecht participated in mediation.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. After reviewing the terms, I was satisfied that the parties understood the consequences of the order on consent. I did not determine the application on its merits.

Agreed facts:

1. The rental arrears owing to the June 30, 2026, are \$2,236.00.
2. The Landlord is compensating the Tenants \$1,000.00 for all issues relating to the bathroom renovations up to and including June 17, 2026.
3. The remaining rental arrears owing to the Landlord are \$1,236.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The application is amended, and the Tenant's name is changed from Frank Schuknecht to Frank Coture.

2. The Tenants shall pay to the Landlord \$1,422.00 for arrears of rent up to June 30, 2026, and the application filing fee of \$186.00.
3. The Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - a) Starting July 20, 2026, for a period of 11 consecutive months, the Tenants shall make monthly payments of \$108.00 to the Landlord due on or before the 20th day of every month.
 - b) The Tenants shall make one last payment of \$126.00 on or before July 20, 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 July 1, 2026, to June 1, 2026, or until the arrears are paid in full, whichever date is earliest.
5. 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 2 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 June 30, 2026.

June 19, 2026
Date Issued

Isabelle Bouvier
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.