



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

File Number: LTB-L-096322-25

In the matter of: 113, 55 WOOLLEY ST
CAMBRIDGE ON N1R5J7

Between: DRAKE PROPERTY MANAGEMENT Landlord

And

KIMBERLY DECKER Tenant

DRAKE PROPERTY MANAGEMENT (the 'Landlord') applied for an order to terminate the tenancy and evict KIMBERLY DECKER (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on December 22, 2025, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal representative, Eric Steiman and the Tenant participated in mediation however, parties reached consent prior to mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent.

I am satisfied that the parties understand the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. On or before January 15, 2026, the Tenant shall pay to the Landlord the monthly rent for January 2026.
3. The Tenant shall pay to the Landlord monthly rent on time and in full on or before the first day of each month for a 12-month period commencing February 1, 2026, up to and including January 1, 2027.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 & 3 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.

5. On or before March 31, 2026, the Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing in accordance with paragraph 5 of this order, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.

January 5, 2026
Date Issued

Oluwatobi Abobarin
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.