



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084119-25

In the matter of: 508, 263 ONTARIO ST N
MILTON ON L9T2T7

Between: Brayco Management Landlord

And

Richard Daou Tenant

Brayco Management (the 'Landlord') applied for an order to terminate the tenancy and evict Richard Daou (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on December 16, 2025. Before the start of the hearing the Landlord's Representative, Dante Spadacini, and the Tenant, Richard Daou, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Agreed Facts:

1. The Landlord waives entitlement to the application filing fee.

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. The Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for a period of 12 months starting January 1, 2026, to December 1, 2026.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.

January 9, 2026
Date Issued

Sumathi Dhanapal
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.