



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

File Number: LTB-L-089770-25

In the matter of: 105, 1570 LAWRENCE AVE W
NORTH YORK ON M6L1C2

Between: Drake Property Management Landlord

And

Sharri Williams Tenant
Deslyn Beggs

Drake Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Sharri Williams and Deslyn Beggs (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 January 6, 2026. The Landlord's legal representative, Eric Steiman, the Tenant's legal representative, Kyle Warwick and the Tenant, Deslyn Beggs were in attendance. The Tenant, Deslyn Beggs, had permission to speak on behalf of the other Tenant, Sharri Williams, who was not in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

On consent it is ordered that:

1. The Tenant shall pay to the Landlord the lawful rent on time and in full as it comes due and owing for a 12-month period starting February 1, 2026, through to and including January 1, 2027.
2. If the Tenant fails to make any of the payments noted in paragraph 1 of this order the Landlord may, without notice to the Tenant, apply to the Landlord and Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act')

for an order terminating the tenancy and evicting the Tenant.

3. The Tenant shall pay to the Landlord \$186.00, which represents the filing fee, on or before March 31, 2026.
4. If the Tenant defaults on any of the payments noted in paragraph 3 of this order, the outstanding balance will become immediately due, and the Tenant will start to owe interest from the day following the date of default on the balance outstanding. The monies owing shall bear interest at the post-judgement interest rate determined under section 207(7) of *Residential Tenancies Act, 2006*, (the 'Act').

January 9, 2026
Date Issued

Sonja Hudson
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.