



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

File Number: LTB-L-089818-25

In the matter of: 313, 507 BALMORAL DR
BRAMPTON ON L6T1W3

Between: Drake Property Management Landlord

And

Elizabeth Naibhati Tenant

Drake Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Elizabeth Naibhati (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on January 19, 2026. Paralegal, Emily Barbati, attended on behalf of the Landlord. The Tenant attended. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

General Information:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The current rent is \$1,326.95, subject to change with proper notice of rent increase. It is due on the 1st day of each month.
4. The rent arrears owing to January 31, 2026 are \$1,852.65.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenant owes the Landlord is \$3,022.65 (\$1,852.65 + \$186.00).
7. Pursuant to section 78 of the Act, the parties agree on a payment plan.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord \$1,852.65 for arrears of rent up to January 31, 2026 and \$186.00 costs, totalling \$2,038.65.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 (\$2,038.65) in accordance with the following schedule:
 - . \$400.00 minimum on or before the 13th of each month from
February 13, 2026 to May 13, 2026 (4 months) and
 - . \$438.65 on or before June 13, 2026.
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 February 1, 2026 to June 30, 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 July 1, 2026.

January 29, 2026
Date Issued

Shawn Hayman
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.

