



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

File Number: LTB-L-087699-25

In the matter of: 436, 550 MORNINGTON AVE
LONDON ON N5Y3E7

Between: DRAKE PROPERTY MANAGEMENT Landlord

And

ANAS ABDUL WAHEED Tenant

DRAKE PROPERTY MANAGEMENT (the 'Landlord') applied for an order to terminate the tenancy and evict ANAS ABDUL WAHEED (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 31, 2026.

The Landlords representative Ms. Barbatti and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$4,617.41** for arrears of rent and costs up to November 30, 2025. (The Landlord has deducted the last month rent in the amount of \$1,449.81 and interest thereon).
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - (a) The Tenant will pay \$4,617.41 representing arrears and filing fees, on or before, January 31, 2026.
3. If the Tenant does not pay the Landlord the full amount owing on or before January 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 1, 2026, at 4.00% annually on the balance outstanding.
4. The Landlord reserves the right to collect the monies at any time.

January 22, 2026

Date Issued

Suzy Franklyn

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.