



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-087710-25

In the matter of: 543, 530 MORNINGTON AVE
LONDON ON N5Y3E5

Between: DRAKE PROPERTY MANAGEMENT Landlord

And

MICHEAL SCOTT Tenant

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

This application was heard by videoconference on January 20, 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 **\$10,922.98** for arrears of rent and costs up to **January 31, 2026**.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - (a) January 27, 2026- \$6,000.00 payment to arrears;
 - (b) Effective February 1, 2026 and on or before the 20th day of each consecutive month thereafter, the Tenant will pay an additional \$600 per month representing arrears. This payment schedule will continue up to and including September 20, 2026.
 - (c) October 20, 2026- \$122.98 balance of arrears and costs.
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 to **February 1, 2026**, until the arrears are paid in full.
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 paragraphs 1, 2, 3 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 January 31, 2026.

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.