



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095758-25

In the matter of: 453 Des Erables Ave
Dubruelville ON P0S1B0

Between: Benjamin Drake Landlord

And

Dianna Oakley Tenants
Alexander Adams

Benjamin Drake (the 'Landlord') applied for an order to terminate the tenancy and evict Dianna Oakley and Alexander Adams (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 19, 2026.

The Landlord and the Tenants attended the hearing.

At the hearing, the parties requested an order on consent to resolve the application. I was satisfied that the parties voluntarily agreed to the terms and understood the consequences of the joint submission.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$2,786.00 for arrears of rent up to January 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$1,000 on or before January 23, 2026
 - \$1,000 on or before February 6, 2026
 - \$450 on or before February 20, 2026
 - \$336 on or before March 6, 2026
3. The Tenants 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 March 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord

pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 29, 2026
Date Issued

Karen Gonçalves
Member, 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.