



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-108371-25-SA

In the matter of: 302, 507 BALMORAL DR
BRAMPTON ON L6T1W3

Between: Drake Property Management Landlord

And

Brittany Chung Tenant

Drake Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Brittany Chung (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the mediated settlement signed by the parties on December 5, 2025 with respect to application LTB-L-072209-25.

The Landlord's application was resolved by order LTB-L-108371-25, issued on December 30, 2025 . This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-108371-25.

The motion was scheduled to be heard on January 21, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the Tenant's motion. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Monique Browne to assist in finalizing the terms and issue the requested order.

The Landlord's Representative Sabrina Marchionne and the Tenant Brittany Chung were present. Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on Consent that:

1. The motion to set aside Order LTB-L-108371-25, issued on December 30, 2025, is granted.
2. Order LTB-L-108371-25, issued on December 30, 2025, is set aside and cannot be enforced.
3. Order LTB-L-072209-25, issued on December 5, 2025 is unchanged and will continue to be in effect.

January 26, 2026
Date Issued

Monique Browne
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.