



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

File Number: LTB-L-101743-25

In the matter of: 506, 2293 EGLINTON AVE E
SCARBOROUGH ON M1K 2N5

Between: DRAKE PROPERTY MANAGEMENT Landlord

and

MICHAEL KILPIAINEN Tenant

DRAKE PROPERTY MANAGEMENT (the 'Landlord') applied for an order to terminate the tenancy and evict MICHAEL KILPIAINEN (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The parties attended a hearing scheduled on January 22, 2026 by videoconference.

The Landlord's Representative David (Berel) Ciobotaru and the Tenant engaged in private settlement discussions. Parties reached an agreement and requested an order on consent.

The Tenant did not receive legal advice about this application.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The application is amended to remove Kaarina Kalpiainen as a Tenant as she is deceased.
- 2) The current rent is \$1,199.11. It is due on the 1st day of each month.
- 3) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord new rent on time and in full as it comes due and owing for the twelve (12) month period February 1, 2026 to January 1, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Tenant shall pay to the Landlord the \$186.00 filing fee on or before February 1, 2026.
5. If the Tenant does not pay the Landlord the full amount owing on or before February 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding starting February 2, 2026.
6. This order is in full and final settlement of this application.

January 27, 2026
Date Issued

Denise Hannivan
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.