



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-101715-25

In the matter of: 209, 38 DIXINGTON CRES
ETOBICOKE ON M9P 2K7

Between: DRAKE PROPERTY MANAGEMENT Landlord

And

GASPER BIBA Tenants
ELVIRA PALI

DRAKE PROPERTY MANAGEMENT (the 'Landlord') applied for an order to terminate the tenancy and evict GASPER BIBA and ELVIRA PALI (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

The application was scheduled to be heard by video conference on January 21, 2026. Before the start of the hearing, the Landlord's Representative, paralegal, Mark Ciobotaru and the Tenant, Elvira Pali, on behalf of the tenants, advised that the parties had reached an agreement. The Tenant did not meet with duty counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon discussing the terms of the consent with the parties, I was satisfied that the parties made informed decisions, understanding the terms and consequences.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay to the Landlord the lawful monthly rent in full and on time on or before the first day of each month starting February 1, 2026, through to and including January 1, 2027 (12 months).
3. If the Tenants fail 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 Tenants. 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 Tenants.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application, on or before February 28, 2026.

5. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest starting on March 1, 2026. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

January 28, 2026

Date Issued

Pauline Brewster

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.