



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

File Number: LTB-L-106647-25

In the matter of: 1, 347 MIDLAND AVE
MIDLAND ON L4R3K8

Between: Naklan Julien Camara Landlord

And

Penny Drinkill Tenants
Kayla Drinkill
Frank Pereira
Adorah Pereira

Naklan Julien Camara (the 'Landlord') applied for an order to terminate the tenancy and evict Penny Drinkill, Kayla Drinkill, Frank Pereira and Adorah Pereira (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

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

This application was heard by videoconference on January 15, 2026. The Landlord's representative, Taff Butters, and the Tenant, Penny Drinkill were present. The Tenant Penny Drinkill represented on behalf of all Tenants. The parties reached consent prior to the mediation. I am satisfied that the parties understood the terms of this order.

This order resolves both applications, it is ordered on consent that:

L1 Application

1. The Tenants shall pay to the Landlord \$186.00 for the application filing fee to January 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 on or before January 16, 2026.
3. If the Tenants fail to make any one of the payments in accordance with this paragraph 2 of this order, the outstanding balance shall become immediately due and owing subjected to 4% interest starting January 17, 2026.

L2 Application

4. The Tenants shall pay to the Landlord the monthly lawful rent in full and on time, beginning February 1, 2026, to January 1, 2027.

5. If the Tenants fail to comply with the conditions set out in paragraph 4 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.

January 29, 2026
Date Issued

Maryam Cooper
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.