



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

File Number: LTB-L-104089-25

In the matter of: 408, 7 CATALINA DR
HAMILTON ON L8G2M4

Between: DRAKE PROPERTY MANAGEMENT Landlord

And

BRYAN TURNER Tenant

DRAKE PROPERTY MANAGEMENT (the 'Landlord') applied for an order to terminate the tenancy and evict BRYAN TURNER (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.

This application was to be heard by videoconference on January 26, 2026. The Landlord's representative, Eric Steiman, the Landlord's representative agent Anab Aliand, and the Tenant, Bryan Turner attended the hearing. The Tenant did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

On consent of the parties, it is ordered that:

1. For a period of twenty-four (24) consecutive months, starting on February 1, 2026 to January 1, 2028 the Tenant shall pay the lawful monthly rent to the Landlord in full and on or before the first day of each month.
2. If the Tenant fails to make any of the payments in accordance with paragraph 1 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenant's failure to meet this term.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. The total amount the Tenant must pay the Landlord is \$186.00.
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. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.

January 30, 2026
Date Issued

John Russett
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.