



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

File Number: LTB-L-104079-25
LTB-L-084012-25

In the matter of: 1210, 123 CHARLTON AVE E
HAMILTON ON L8N3W3

Between: DRAKE PROPERTY MANAGEMENT Landlord

And

PATSY TROBRIDGE VAN HAAREN Tenant

LTB-L-104079-25 – L2 Application

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

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Drake Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Patsy Trobridge VanHaaren (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The applications were heard by videoconference on January 27, 2026. The Landlord's legal representative, Sabrina Marchionne, the Tenant and the Tenant's support (TDC Hamilton), Merima Menzildzic attended the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$793.35. It is due on the 1st day of each month.
2. The Tenant owes the Landlord rent arrears in the amount of \$408.80 for the period ending January 31, 2026.

On consent it is ordered that:

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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 the lawful monthly rent on or before the 1st day of each month for the period commencing March 1, 2026 and continuing each month until June 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. On or before March 15, 2026, the Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant fails to make the payment in accordance with paragraph 4 of this order, the Tenant will start to owe interest. This will be simple interest calculated from March 16, 2026 at 4.00% annually on the balance outstanding.

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6. For the duration of the tenancy, the Tenant shall permit the Landlord entry to the rental unit, provided that the Landlord has given the Tenant proper notice of entry (24 hours) in accordance with the *Residential Tenancy Act, 2006*.
7. If the Tenant fails to comply with the condition set out in paragraphs 6 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.
8. On or before March 15, 2026, the Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
9. If the Tenant fails to make the payment in accordance with paragraph 8 of this order, the Tenant will start to owe interest. This will be simple interest calculated from March 16, 2026 at 4.00% annually on the balance outstanding.

February 2, 2026
Date Issued

Floredana Ungureanu
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.