



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-061199-25

In the matter of: B4, 75 CARLING ST
HAMILTON ON L8S1N1

Between: Joshua Hooker Tenant

And

Drake Property Management Landlord

Joshua Hooker (the 'Tenant') applied for an order determining that Drake Property Management (the 'Landlord')

- collected or retained money illegally (*T1 Application*)
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household
- harassed, obstructed, coerced, threatened or interfered with the Tenant (*T2 Application*).
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (*T6 Application*).

This application was heard by videoconference on February 3, 2026. The Tenant and the Landlord's Representative, Sabrina Marchionne, attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. In consideration for the resolution of the Tenant's applications, on or before February 20, 2026, the Landlord shall credit the Tenant's ledger by \$1,250.00.
2. If the Landlord does not pay the Tenant the full amount owing by February 20, 2026, the Landlord will owe interest. This will be simple interest calculated from February 21, 2026, at 4.00% annually on the balance outstanding.
3. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

February 6, 2026
Date Issued

Jane Dean

Member, 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.