



February 5, 2026

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

File Number: LTB-L-095727-25

In the matter of: 16D, 1111 FORESTWOOD DR
MISSISSAUGA ON L5C1H3

Between: Drake Property Management Landlord

And

Sol Yohama Avalos Cevallos Tenants
Chantal Alejandra Morales Cortes

Drake Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Sol Yohama Avalos Cevallos and Chantal Alejandra Morales Cortes (the 'Tenants') because the Tenants did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 28, 2026.

The Landlords Legal Representative Sabrina Marchionne and the Tenants attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants vacated the rental unit on November 30, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit.
3. The Tenants have not made any payments since the application was filed.
4. The rent arrears owing to November 30, 2025, are \$5,997.01.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs

6. The Tenants shall pay to the Landlord the amount set out in paragraph 4/5 in accordance with the following schedule:

Date Payment Due	Amount of Payment
February 28, 2026	\$1000.00
March 31, 2026	\$1000.00
April 30, 2026	\$1000.00
May 31, 2026	\$1000.00
June 30, 2026	\$1000.00
July 31, 2026	\$1000.00
August 31, 2026	\$183.01

7. The tenancy between the Landlord and the Tenants is terminated as of November 30, 2025, the date the Tenants moved out of the rental unit.
8. Landlord agrees not to commence collection proceedings against the Tenants unless the Tenants fail to make payments in accordance with the above schedule, if the Tenants do not comply with any payments the full amount is due and owing and simple interest will be calculated from February 17, 2026, at 4.00% annually on the balance outstanding.

February 5, 2026

Date Issued

Jennifer Buckminster

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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing to Move Out Date	\$5,997.01
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$6,183.01