



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-108025-25

In the matter of: 1605, 123 CHARLTON AVE E
HAMILTON ON L8N3W3

Between: Drake Property Management Landlord

And

Kevalkumar Patel Tenant

Drake Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Kevalkumar Patel (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

Mediation was held on February 5, 2026. The following parties participated in the mediation: The Landlord's representative, Mark Ciobotaru, and the Tenant, Kevalkumar Patel.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord new rent on time and in full as it comes due and owing for the period March 1, 2026, to February 1, 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before March 31, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.

February 18, 2026

Date Issued

Kevin Kordahi

Hearings Officer, Landlord and Tenant Board

Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.