



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

File Number: LTB-L-093547-25

In the matter of: 803, 3045 QUEEN FREDERICA DR
MISSISSAUGA ON L4Y3A2

Between: Drake Property Management Landlord

And

Wayne Mahoney Tenants
Paulette Francis

Drake Property Management (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Wayne Mahoney and Paulette Francis (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on February 4, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord's Representative, Emily Barbati and the Tenant, Paulette Francis, on behalf of both Tenants were present. The Tenant did not speak with Tenant Duty Counsel prior to mediation.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$3,011.00. This amount represents \$2,825.00 for arrears of rent up to February 28, 2026, and \$186.00 for the application filing fee.
2. Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
February 6, 2026	\$1,525.00
February 11, 2026	\$1,486.00

3. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenantss' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

February 12, 2026

Date Issued

Dillanique Knight

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.