



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089521-25

In the matter of: 14, 16 Summit Ave
Hamilton ON L8V2R8

Between: Drake Property Management

Landlord

And

Andrew Seroski

Tenant

Drake Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Andrew Seroski (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 22, 2026.

The Landlord's Representative, Emily Barbati, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$9,554.80 for arrears of rent up to January 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Due Date	Payment Amount
February 1, 2026	\$1,592.46
March 1, 2026	\$1,592.46
April 1, 2026	\$1,592.46
May 1, 2026	\$1,592.46
June 1, 2026	\$1,592.46
July 1, 2026	\$1,592.50

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026, to July 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

February 11, 2026
Date Issued

Christina Philp
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.