



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

**File Number:** LTB-L-093583-25

**In the matter of:** 309, 15 LESLIE ST  
BRAMPTON ON L6X2J3

**Between:** Poplar Plains Investments Limited Landlord

**And**

Camille Cooke Tenants  
Thomas- McLaughlin  
Tristan Cooke

Poplar Plains Investments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Camille Cooke, Thomas- McLaughlin and Tristan Cooke (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on January 21, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Legal Representative, Nicole Ruby and the Tenant, Camille Cooke on behalf of all Tenants were present.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

**It is ordered on consent that:**

1. The Tenants shall pay to the Landlord \$6,186.00 for arrears of rent up to January 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

| AMOUNT DUE | DUE DATE                                                                                          |
|------------|---------------------------------------------------------------------------------------------------|
| \$1,500.00 | On or before the 20 <sup>th</sup> day of each month for 3 months from February 2026 to April 2026 |
| \$1,686.00 | On or before May 20, 2026                                                                         |

3. The Tenants shall also pay the lawful monthly rent in full and on the 1<sup>st</sup> day of each month for the period February 2026 to May 2026, or until the arrears are paid in full, whichever date is earliest.
4. 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 Tenants' 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 January 31, 2026.

**February 17, 2026**  
**Date Issued**

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Roxanne Theriault  
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.