



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

File Number: LTB-L-100335-25

In the matter of: 423E, 423 EAST 42ND ST
HAMILTON ON L8T3A8

Between: DRAKE PROPERTY MANAGEMENT Landlord

And

RORY NORTHRUP Tenant

DRAKE PROPERTY MANAGEMENT (the 'Landlord') applied for an order to terminate the tenancy and evict RORY NORTHRUP (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on February 18, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Nancy Fahlgren.

The Landlord's representative, Emily Barbati, and the Tenant were present. The Tenant did not meet with Tenant Duty Counsel prior to the 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. I am satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The current lawful rent is \$1,674.57. It is due on the first day of each month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,471.09. This amount represents \$2,285.09 for arrears of rent up to February 28, 2026, and \$186.00 for the application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$250.00 on or before March 6, 2026;
 - \$250.00 on or before the 1st day of each month for the eight (8) month period from April 1, 2026 to November 1, 2026;
 - \$221.09 on or before December 1, 2026.

3. The Tenant shall also pay to the Landlord new rent in full and on time, as and when it comes due on the 1st day of each month, for the period from March 1, 2026 to December 31, 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 pays any new arrears, NSF fees and related charges that become owing after February 28, 2026.

February 25, 2026

Date Issued

Nancy Fahlgren

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.