



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-069095-25

In the matter of: 1102, 123 CHARLTON AVENUE EAST
HAMILTON ON L8N3W3

Between: Carlos Steven Caicedo Tenant

And

Drake Property Management Landlord

Carlos Steven Caicedo (the 'Tenant') applied for an order determining that Drake Property Management (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference ('ACC') was held by videoconference on February 26, 2026.

The Tenant and the Landlord's legal representative, Mark Ciobotaru, attended the ACC.

At the ACC, the parties consented to the following order.

It is ordered on consent that:

1. The parties agree that this is a fixed-term tenancy with an end date of May 31, 2026.
2. Provided that the Tenant pays the lawful monthly rent for the month of March 2026 on or before the first day of March 2026 the tenancy is terminated as of April 30, 2026.
3. If the tenancy is terminated in accordance with paragraph 2 of this order, the last month's rent deposit shall be applied to the rent for the month of April 2026

March 4, 2026
Date Issued

Mark Melchers
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.