



**Order under Section 78(11)  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-001223-26-SA

**In the matter of:** 315, 85 ORENDA CRT  
BRAMPTON ON L6W3N2

**Between:** Drake Property Management Landlord

**And**

Jodian Foster Tenant

Drake Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Jodian Foster (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on December 22, 2025 with respect to application LTB-L-078481-25.

The Landlord's application was resolved by order LTB-L-001223-26, issued on January 15, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-001223-26.

This motion was heard by videoconference on March 3, 2026.

The Landlord's Legal Representative Sabrina Marchionne and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

**It is agreed by the parties:**

1. The Tenants motion to set aside shall be granted on the consent of the parties.

**It is ordered that:**

1. The motion to set aside Order LTB-L-001223-26, issued on January 15, 2026, is granted.
2. Order LTB-L-001223-26, issued on January 15, 2026, is set aside and cannot be enforced.
3. The previous order issued on December 22, 2025 with respect to LTB-L-078481-25 is replaced with the following:

4. The Tenant shall pay to the Landlord **\$14,319.73** for arrears of rent up to **March 31, 2026**, and costs.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:

| <b>Payment Due Date</b>                      | <b>Amount of Payment</b> |
|----------------------------------------------|--------------------------|
| On or before March 5, 2026                   | \$1200.00                |
| On or before April 20, 2026 to July 20, 2027 | \$850.00 each month      |
| On or before August 20, 2027                 | \$719.73                 |

6. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 1, 2026, to August 1 2027, or until the arrears are paid in full, whichever date is earliest. The Tenant shall pay the lawful monthly rent for April 2026 on or before April 2, 2026.
7. 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 March 31, 2026.

**March 5, 2026**  
**Date Issued**

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 Reid Jackson  
 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.