



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

File Number: LTB-L-106740-25

In the matter of: 309, 7110 DARCEL AVE
MISSISSAUGA ON L4T 3C5

Between: Drake Property Management Landlord

And

Michael O'Connor Tenants
Alexandria Abrahams-Benn

Drake Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Michael O'Connor and Alexandria Abrahams-Benn (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on March 17, 2026. Alexandria Abrahams-Benn attended on behalf of the Tenants and declined the opportunity to consult with Tenant Duty Counsel prior to mediation. The Landlord's Legal Representative, Emily Barbati, also participated.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters in the application and requested an Order on Consent.

I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$5 892.49, representing the rent arrears up to and including March 31, 2026 and the \$186.00 application filing fee.
2. The Tenants shall pay the amount owing, as per paragraph 1 above, and the monthly rent as it comes due as follows:
 - a. \$902.32 on or before March 31, 2026. The Tenant provided proof of payment for this amount, mailed to the Landlord via cheque, from the Region of Peel. Once the cheque has been received by the Landlord, it shall be applied to this payment. This payment is not enforceable under Section 78 of the RTA;

- b. Commencing April 1, 2026, the Tenants shall pay the monthly rent on or before the first (1st) day of each and every month until the amount owing is paid in full;
 - c. Commencing March 20, 2026, the Tenants shall pay \$600.00 on or before the twentieth (20th) day of each and every month up to and including September 20, 2026;
 - d. The final payment shall occur on or before October 20, 2026 and will be in the amount of \$790.17.
3. If the Tenants fail to make any one of the payments in accordance with paragraphs 2b), 2c) and/or 2d) in this Order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to this Order shall become immediately due and owing and the Landlord may, without notice to the Tenants apply to the Board 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 March 31, 2026.

March 20, 2026
Date Issued

Susan Parsons

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.