



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

File Number: LTB-T-006174-25

In the matter of: 302, 52 HAYDEN ST
HAMILTON ON L9A2X2

Between: Matthew Ball Tenant

And

Drake Property Management Landlord

Matthew Ball (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.

This application was heard by videoconference on March 30, 2026.

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

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

Agreed facts:

1. The Tenant's address for service is: Unit 13- 16 Austin Drive, Waterloo, N2L3Y1.
2. This order is a full and final release of all issues pertaining to the tenancy.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$100.00 via cheque by May 15, 2026.
2. If the Landlord fails to pay the Tenant by May 15, 2026, then starting May 16, 2026, the Landlord will start to owe interest. Interest is calculated at 4.00% annually on the outstanding balance as of May 16, 2026.

April 7, 2026
Date Issued

Vishal Nanda

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.