



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

File Number: LTB-L-003105-26

In the matter of: 607, 2 SILVER MAPLE CRT
BRAMPTON ON L6T4R1

Between: Drake Property Management Landlord

And

Marcia Gardner Tenant

Drake Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Marcia Gardner (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on March 26, 2026. Before the start of the hearing, the Landlord's Representative, Emily Barbati and the Tenant advised that the parties had reached an agreement. The Tenant declined the opportunity to speak with Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord **\$803.47**, which represents the arrears of rent (\$617.47) and costs (\$186.00) outstanding for the period ending March 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$401.73 on or April 15, 2026; and
 - b) a final payment of \$401.74 on or before April 30, 2026.
3. The Tenant shall also pay the Landlord April 2026 rent in full on or before April 1, 2026.
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 pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

April 1, 2026
Date Issued

Sarah Visnovec
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.