



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

File Number: LTB-L-005183-26

In the matter of: 203, 20 ELIZABETH ST N
MISSISSAUGA ON L5G2Z1

Between: DRAKE PROPERTY MANAGEMENT Landlord

And

RUTENDO GAVHERA Tenant

DRAKE PROPERTY MANAGEMENT (the 'Landlord') applied for an order to terminate the tenancy and evict RUTENDO GAVHERA (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on March 31, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Sabrina Marchionne, and the Tenant participated in the mediation. The Tenant also consulted with Tenant Duty Counsel prior to mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The Tenant paid the Landlord all the rent that was in arrears up to March 31, 2026.
- B. The only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$186.00, for the cost of filing the application in accordance with the following schedule:
 - \$93.00 on or before April 15, 2026; and
 - \$93.00 on or before May 15, 2026.

2. If there is a breach in payment, the balance becomes due and payable immediately and simple interest will be calculated as per the *Courts of Justice Act* on any balance outstanding.

April 7, 2026

Date Issued

Monica Dairo

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.