



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

File Number: LTB-L-005171-26

In the matter of: 103, 3045 QUEEN FREDERICA DR
MISSISSAUGA ON L4Y3A2

Between: DRAKE PROPERTY MANAGEMENT Landlord

And

ANTONIO BALLESTEROS OSPINA Tenants
ANTONIO BALLESTEROS SEDAN

DRAKE PROPERTY MANAGEMENT (the 'Landlord') applied for an order to terminate the tenancy and evict ANTONIO BALLESTEROS OSPINA and ANTONIO BALLESTEROS SEDAN (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 31, 2026 at 1:44 p.m.

The Landlord's representative Sabrina Marchionne, licensed paralegal and the Tenant Antonio Ballesteros Ospina attended the hearing.

Before the Board the parties consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$6,086.00 for arrears of rent, including the application filing fee up to March 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

<u>Date</u>	<u>Amount</u>
April 28, 2026	\$2,028.66
May 30, 2026	\$2,028.66
June 25, 2026	\$2,028.68

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period beginning April 1, 2026 to June 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006* 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.

April 13, 2026
Date Issued

Greg Witt
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.