



## Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-007820-26

In the matter of: 1801, 123 CHARLTON AVE E  
HAMILTON ON L8N3W3

Between: Drake Property Management

Landlord

And

Abdullahi Abdi

Tenant

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

This application was heard by videoconference on April 15, 2026.

The Landlord's Representative, Sabrina Marchionne, and the Tenant, Abdullahi Abdi, attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

### It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$2,800.54** for arrears of rent up to **April 30, 2026**, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

| Date Payment Due            | Amount of Payment |
|-----------------------------|-------------------|
| On or before April 17, 2026 | \$1,549.60        |
| On or before May 15, 2026   | \$250.00          |
| On or before June 15, 2026  | \$250.00          |

|                                 |          |
|---------------------------------|----------|
| On or before July 15, 2026      | \$250.00 |
| On or before August 15, 2026    | \$250.00 |
| On or before September 15, 2026 | \$250.94 |

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **May 1, 2026**, to **September 1, 2026**, or until the arrears are paid in full, whichever date is earliest.
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 **April 30, 2026**.

**April 17, 2026**  
**Date Issued**

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 Joshua Labbe  
 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.