



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

File Number: LTB-L-007841-26

In the matter of: 903, 160 HUGHSON ST. S.
HAMILTON ON L8N3V2

Between: Drake Property Management

Landlord

And

Ali-Sina Askari
Justice Patrick

Tenants

Drake Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Ali-Sina Askari and Justice Patrick (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on April 15, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's representative, Emily Barbati, and the Tenant, Justice Patrick, on behalf of both Tenants, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$4,988.19 for arrears of rent up to April 30, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) The Tenants shall pay \$1,000.00 towards arrears of rent on or before the 15th day of each month, beginning May 15, 2026 up to and including August 15, 2026.
 - b) The Tenants shall also pay the remaining balance of \$988.19 on or before September 15, 2026.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the duration of the repayment period, 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 Tenants' breach pursuant to section 78 of the Act 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 April 30, 2026.

April 27, 2026
Date Issued

Christine Leitch
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.