



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

File Number: LTB-L-012721-26

In the matter of: 2204, 6 SILVER MAPLE CRT
BRAMPTON ON L6T4N5

Between: Drake Property Management Landlord

And

Abdallah Albaity Tenant

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

This application was heard by videoconference on April 28, 2026.

The Landlord's Legal Representative, Sabrina Marchionne attended the hearing.

As of 2:40 pm, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,102.07. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$69.11. This amount is calculated as follows: \$2,102.07 x 12, divided by 365 days.
5. The Tenant has paid \$8,408.28 to the Landlord since the application was filed.
6. The rent arrears owing to April 30, 2026, are \$0.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords Legal Representative requested an order for the filing fee to be paid in full, failing which interest would accrue.

It is ordered that:

1. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before May 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 16, 2026, at 4.00% annually on the balance outstanding.

May 4, 2026
Date Issued

Trish Carson

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.