



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016793-26

In the matter of: 607-38 King St. W.
Stoney Creek, ON L8G1H6

Between: Drake Property Management Landlord

And

Matthew Howat Tenant
Allison Hibbert

Drake Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Matthew Howat and Allison Hibbert (collectively the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on May 19, 2026.

The Landlord's Legal Representative, Emily Barbati and both named Tenants attended the hearing.

The Tenant declined to met with Tenant Duty Counsel prior to the commencement of the hearing.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

It is agreed that:

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 \$2,449.36. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$80.53. This amount is calculated as follows: \$2,449.36 x 12, divided by 365 days.

5. The Tenant paid the Landlord all rent that was in arrears up to May 31, 2026.
6. The only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only.
7. At the hearing, parties agreed to an extended payment date of May 31, 2026, for the outstanding filing fee.

It is ordered on consent 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 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.

May 26, 2026
Date Issued

Ken Audziss
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.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.