



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-030159-26

In the matter of: 509, 80 ORENDA CRT
BRAMPTON ON L6W 3M9

Between: Drake Property Management Landlord

And

Elesha Christopher Tenant

Drake Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Elesha Christopher (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.
- The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on June 3, 2026. Before the start of the hearing, the Landlord's representative, paralegal, Emily Barbati, and the Tenant, Elesha Christopher, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon discussing the terms of the consent with the parties, I was satisfied that the parties made informed decisions, understanding the terms and consequences.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,386.38. It is due on the 1st day of each month.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing from July 1, 2026, to June 1, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph #2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the

application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before June 19, 2026.
5. If the Tenant does not pay the Landlord the full amount owing on or before June 19, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 20, 2026, at 4.00% annually on the balance outstanding.

June 5, 2026
Date Issued

Pauline Brewster
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.