



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-088309-25

In the matter of: 409, 255 King Street West
Hamilton ON L8P1A8

Between: Keziah Gibbs Tenant

And

Drake Property Management Landlord

Keziah Gibbs (the 'Tenant') applied for an order determining that Drake Property Management (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- withheld or interfered with their vital services or care services and meals in a care home.

An Adjudicative Case Conference ("ACC") was held by videoconference on June 8, 2026.

The Landlord's Legal Representative, Eric Steiman, and the Tenant attended the ACC.

The parties before the LTB consented to the following order:

Agreed facts:

1. The Tenant will provide the Landlord, at stephany@drakepm.com, a VOID cheque by June 12, 2026.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated effective June 30, 2026. The Tenant must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after July 1, 2026.

4. The Landlord shall pay the Tenant \$618.88, via EFT, by June 30, 2026.
5. The Landlord waives all arrears up to and including June 30, 2026.
6. This Order resolves all issues between the parties with respect to the tenancy up to the date of the ACC.

June 12, 2026

Date Issued

Vicky Liu

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on January 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.