



**Order under Section 77(8)
Residential Tenancies Act, 2006**

File Number: LTB-L-085518-25-SA

In the matter of: Apt# 9, 17 Snow Road
Bancroft ON K0L1C0

Between: Ken Papakiriazis Landlord
KGGA Holdings

And

Brenda Sleeper Tenant

Ken Papakiriazis and KGGA Holdings (the 'Landlord') applied for an order to terminate the tenancy and evict Brenda Sleeper (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-085518-25, issued on October 27, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-085518-25.

The motion was heard by videoconference on December 22, 2025. The Landlord and the Tenant, who met with Duty Counsel, and supported by Ashley McEathron, attended the hearing.

Determinations:

1. There is a copy of an N11 agreement to terminate the tenancy that was submitted by the Landlord. There is also a copy of notice which shows that the Tenant was providing notice to end the tenancy on October 31, 2025, vacated the unit and return the keys. The notice was signed on October 1, 2025 and the N11 was signed on October 2, 2025. The signatures on both documents are the same.
2. At the hearing the Tenant first testified that she didn't sign and then testified that she felt pressured to sign.
3. The Landlord testified that he had served N4, N5 and N7 notices on the Tenant for not paying rent and damage estimated at \$9,800.00. the Landlord also testified that he was present and the Tenant knew what she was signing.
4. Based on the two documents, both signed by the Tenant, that on a balance of probabilities, the Tenant agreed to terminate the tenancy.

5. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-085518-25.

It is ordered that:

1. The motion to set aside Order LTB-L-085518-25, issued on October 27, 2025, is denied.
2. The stay of Order LTB-L-085518-25, is lifted immediately.
3. Order LTB-L-085518-25 is unchanged.

January 8, 2026

Date Issued

Greg Joy

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.