



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-102259-25-SA

In the matter of: 305, 1005 PEMBRIDGE CRES
KINGSTON ON K7P1Y2

Between: Osgoode Properties Landlord

And

Dinamuni Nilmini Lanka Mendis (Nilmini) Tenant
Karunaratne

Osgoode Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Dinamuni Nilmini Lanka Mendis (Nilmini) Karunaratne (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on November 7, 2025 with respect to application LTB-L-072029-25.

The Landlord's application was resolved by order LTB-L-102259-25, issued on December 9, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-102259-25. This motion was heard by videoconference on January 7, 2026.

The Landlord's legal representative Anne Skelly and the Tenant attended the hearing. At the hearing the parties reached a consent. I was satisfied it was an informed consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-102259-25, issued on December 9, 2025, is denied.
2. The stay of order LTB-L-102259-25 is lifted immediately. Order LTB-L-102259-25 is unchanged.

January 16, 2026
Date Issued

Brett Lockwood
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.