



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

File Number: LTB-L-101301-25-SA

In the matter of: 39 OIKONEN RD
KAKABEKA FALLS ON P0T 1W0

Between: LAURITZ PAJAMAKI Landlord

and

LISA MILLER Tenant

LAURITZ PAJAMAKI (the 'Landlord') applied for an order to terminate the tenancy and evict LISA MILLER (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on November 21, 2025 with respect to application LTB-L-082909-25.

The Landlord's application was resolved by order LTB-L-101301-25 issued on December 29, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-101301-25.

The motion was scheduled to be heard on January 21, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the Tenant's motion. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Denise Hannivan to assist in finalizing the terms and issuing the requested order.

The Landlord, the Landlord's Representative Ted Smith, the Tenant, and the Tenant's Representative Molly MacDonald were present. Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

- 1) The Landlord consents to the Tenant's motion to set aside order LTB-L-101301-25.
- 2) The rent arrears owing to January 31, 2026 are \$1,994.35. The Tenant agrees to pay this amount to the Landlord in the following manner:

Date Payment Due	Amount of Payment
February 20, 2026	\$200.00
March 20, 2026	\$200.00
April 20, 2026	\$200.00
May 20, 2026	\$200.00
June 20, 2026	\$200.00
July 20, 2026	\$200.00
August 20, 2026	\$200.00
September 20, 2026	\$200.00
October 20, 2026	\$200.00
November 20, 2026	\$194.35

It is ordered on consent of the parties that:

1. The motion to set aside eviction Order LTB-L-101301-25 issued on December 29, 2025 is granted.
2. Order LTB-L-101301-25 issued on December 29, 2025 is set aside and cannot be enforced.
3. The previous order issued on November 21, 2025 with respect to LTB-L-082909-25 is amended as follows:
 - a. Paragraph 1. is amended to provide that the Tenant shall pay to the Landlord the full monthly rent on or before the first day of each month for the period February 1, 2026 to January 1, 2027.
 - b. Paragraphs 3. and 4. are amended to provide that the Tenant shall pay the Landlord the \$186.00 filing fee by April 15, 2026 with 4% simple interest accruing annually starting April 16, 2026 on any outstanding balance.

4. All other conditions in order LTB-L-082909-25 remain unchanged.
5. This order is in full and final settlement of this application.

January 26, 2026
Date Issued

Denise Hannivan
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.