



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-000342-26

In the matter of: 3 PAJAMAKI RD RR 1
KAKABEKA FALLS ON P0T1W0

Between:	Lauritz Pajamaki	Landlord
	And	
	Lisa Joynson	Tenants
	Raymond Erven	

Lauritz Pajamaki (the 'Landlord') applied for an order requiring Lisa Joynson and Raymond Erven (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on March 9, 2026.

Only the Landlord's Representative, Ted Smith, attended the hearing.

As of 2:07 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The Tenants did not pay the total rent they were required to pay for the period from December 1, 2025, to March 31, 2026.
4. The lawful rent is \$1,500.00. It is due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to March 31, 2026, are \$6,000.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord requested an arrears only order and does not wish to pursue the application for eviction.

It is ordered that:

1. The Tenants shall pay to the Landlord \$6,186.00. This amount includes rent arrears owing up to March 31, 2026, and the cost of the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before March 27, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 28, 2026, at 4.00% annually on the balance outstanding.

March 16, 2026

Date Issued

Dawn Carr

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.