



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

File Number: LTB-L-015415-26-SA

In the matter of: 4, 451 WEST ST N
ORILLIA ON L3V5E9

Between: M Residential Real Estate LP Landlord

And

Krystie Lackenbauer Tenant
The Estate of David Lackenbauer

M Residential Real Estate LP (the 'Landlord') applied for an order to terminate the tenancy and evict Krystie Lackenbauer and The Estate of David Lackenbauer (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 mediated settlement signed by the parties on July 16, 2025 with respect to application LTB-L-031245-25.

The Landlord's application was resolved by order LTB-L-015415-26, issued on February 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-015415-26.

This motion was heard by videoconference on April 7, 2026.

The Landlord's legal representative, Kristina Klein, and the Tenant attended the hearing.

The parties before the Board consented to the following order.

Agreed Upon Facts:

1. The Landlord consents to the order dated February 27, 2026 being set aside.
2. The parties consent to the original mediated settlement, LTB-L-031245-25, dated July 16, 2025 being amended with new payment plan terms.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-015415-26, issued on February 27, 2026, is granted.
2. Order LTB-L-015415-26, issued on February 27, 2026, is set aside and cannot be enforced.
3. The mediated settlement signed by the parties on July 16, 2025 with respect to LTB-L-031245-25 is amended as follows:
4. The Tenant shall pay to the Landlord \$3,979.92 for arrears of rent up to April 30, 2026 and costs.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

May 1, 2026	\$3,000.00
May 16, 2026	\$1,200.00
May 20, 2026	\$450.00
On the 27 th of each month from June 27, 2026 to August 27, 2026	\$450.00
September 27, 2026	\$78.92

6. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 1, 2026 to September 1, 2026, or until the arrears are paid in full, whichever date is earliest.
7. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 15, 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.