



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-080578-25

In the matter of: 19 JONAS ST
ST THOMAS ON N5R2X9

Between: Verica Spasic Landlords
Louie Spasic

And

Frank Knelsen Tenants
Vanessa Knelsen

Verica Spasic and Louie Spasic (the 'Landlords') applied for an order to terminate the tenancy and evict Frank Knelsen and Vanessa Knelsen (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

A hearing was held by videoconference on December 8, 2025.

Only the Landlords' Representative, Susana Pereira, attended the hearing.

As of 9:50 a.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 Landlords' evidence.

Determinations:

1. The Tenants paid the Landlords all the rent that was in arrears up to December 31, 2025.
2. The only amount owing is the Landlords' cost of filing the application. As a result, the order will be limited to costs only.
3. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenants shall pay to the Landlords \$186.00, for the cost of filing the application.

2. If the Tenants do not pay the Landlords the full amount owing on or before January 19, 2026, the Tenants will start to owe interest. This will be simple interest calculated from January 20, 2026, at 4.00% annually on the balance outstanding.

January 8, 2026

Date Issued

Christina Philp

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.