



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

File Number: LTB-L-096351-25

In the matter of: 8, 126 ALBERT ST
WATERLOO ON N2L3T1

Between: MUTUAL PROPERTY MANAGEMENT Landlord

And

CORY JOHN KNAPP Tenant

MUTUAL PROPERTY MANAGEMENT (the 'Landlord') applied for an order to terminate the tenancy and evict CORY JOHN KNAPP (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 27, 2026.

Only the Landlord's Agent Catherine Halsall attended the hearing.

As of 1:29 pm, the Tenant was 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. The Tenant was in possession of the rental unit on the date the application was filed.
3. The rental unit sold to a new Landlord on November 27, 2025. Rent arrears are calculated for this Landlord up to the date the unit sold.
4. The lawful rent is \$850.00. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to November 27, 2025, are \$1,604.65.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$850.00 from the Tenant and this deposit was transferred to the new Landlord.

It is ordered that:

1. The Tenant shall pay to the Landlord \$1,604.65. This amount includes rent arrears owing up to the date the unit sold.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 21, 2026 at 4.00% annually on the balance outstanding.

February 9, 2026

Date Issued

Brenda Mercer

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.