



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

**File Number:** LTB-L-005839-26

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

**Between:** Louie Spasic Landlord  
Verica Spasic

**And**

Frank Knelsen Tenant  
Vanessa Knelsen

Louie Spasic and Verica Spasic (the 'Landlord') applied for an order to terminate the tenancy and evict Frank Knelsen and Vanessa Knelsen (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

Mediation was held on March 5, 2026. The following parties participated in the mediation: The Landlord's representative, Susana Pereira and the Tenant, Frank Knelsen (who had consent to speak on behalf of the other Tenant).

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

**On consent of the parties, it is ordered that:**

1. The Tenant shall pay the lawful monthly rent in full and on time for a period of 12 months from April 1, 2026 to March 1, 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on or before March 13, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before March 13, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 14, 2026 at 4.00% annually on the balance outstanding.

**March 13, 2026**  
**Date Issued**

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**Rolland Roopchand**  
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.