



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-020840-26

In the matter of: 308, 433 JARVIS ST
TORONTO ON M4Y2G9

Between: 668308 Ontario Limited Landlord

And

Courtland Vaughn (a.k.a. Avery) Knetzke Tenant

668308 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Courtland Vaughn (a.k.a., Avery) Knetzke (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 21, 2026.

The Landlord's Legal Representative Jamuna Bhatnagar and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$831.18 for arrears of rent up to May 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. The Tenant shall pay to the Landlord, on or before the 1st day of each month \$100.00 until the arrears are paid in full.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due until the arrears are paid in full, whichever date is earliest.
4. 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 May 31, 2026.

5. The Tenant should be aware that all of the rent and arrears payments due dates are all “on or before” the date specified meaning that the Tenant must make sure that these payments are made by that date. The Tenant must also make sure that the payments are made in full by the due date. If the Tenant is late with a payment, does not make a payment or only makes a partial payment the Landlord can file paperwork with the Board that, if correct, would result in an order for eviction. If there may be an issue, the Tenant is encouraged to contact the Landlord prior to the default.

May 29, 2026
Date Issued

Robert Patchett
Vice Chair, 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.