



Order under Section 79 Residential Tenancies Act, 2006

Citation: Gagnon v Buchanan, 2026 ONLTB 9942

Date: 2026-01-30

File Number: LTB-L-065759-25

In the matter of: 3, 1622 PIONEER RD
SUDBURY ON P3G1B3

Between: Joseph Gagnon Landlord

And

Katherine Buchanan Tenant
Sheldon Gee

Joseph Gagnon (the 'Landlord') applied for an order to terminate the tenancy and evict Katherine Buchanan and Sheldon Gee (the 'Tenant') because the Landlord believes that the Tenant abandoned the unit.

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

Only the Landlord attended the hearing.

As of 9:29 p.m., 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.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy and the claim for compensation in the application. Therefore, the Tenancy is terminated as of July 25, 2025.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant is in arrears of rent.
4. The Tenant has abandoned the rental unit. The uncontested evidence of the Landlord which I accept is that during an argument between the Tenants, who were breaking up, the police were called. The Tenants finally picked up all their belongings on July 24 or July 25 of 2025 and did not return. Given all belongings were gone on July 25, I find that is the date the unit was abandoned.

5. Both Tenants would not sign an N11 agreement, although I accept that an N4 notice of termination was given to both tenants with a date of termination of July 18, 2025 for arrears of rent.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated, as of July 25, 2025.
2. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
3. If the Tenant does not pay the Landlord the full amount owing on or before February 10, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 11, 2026 at 4.00% annually on the balance outstanding.

January 30, 2026
Date Issued

Julie Broderick
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.