



**Order under Section 79
Residential Tenancies Act, 2006**

File Number: LTB-L-058952-25

In the matter of: 401, 17 MCCORMACK ST
TORONTO ON M6N1X5

Between: Neighbours Community Homes Landlord

And

Craig Buksa Tenant

Neighbours Community Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Craig Buksa (the 'Tenant') because the Landlord believes that the Tenant abandoned the unit.

This application was heard by videoconference on January 15, 2026.

Only the Landlord's Agents, Mandy Nyarko and Keron Holness, attended the hearing.

As of 9:20am, 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 applied for an order determining that the Tenants abandoned the unit on January 31, 2024.
2. The Tenant is in arrears of rent as the Landlord has not received any rent payments from or on behalf of the Tenant since the month of December 2024.
3. The Landlord's Agent, Keron Holness (K.H) testified that they last spoke to the Tenant during the month of December 2023. They contacted the Tenant's next of kin along with emergency services as they were concerned for the Tenant's wellbeing, as they had not been seen within the residential complex since the month of January 2024. This led to a missing person's report being filed.
4. K.H stated that the Tenant was located by emergency services on June 10, 2024, and would have expressed a desire not to return to the rental unit.

5. The Landlord had conducted various inspections of the rental unit since then and prior to the hearing. K.H described the rental unit as showing no signs of activity, with sparse furniture and clothing items having been left behind, along with garbage and waste.
6. The Landlord had not heard from the Tenant regarding the rental unit or their belongings. They consider that that the Tenant abandoned the rental unit on January 31, 2024, the date on which the Tenant was seen on security cameras leaving the rental unit for the last time, never to return.
7. I found the testimony found K.H to be consistent and credible. Accordingly, on the basis of the uncontested evidence and submissions before me, I am satisfied - on a balance of probabilities - that the Tenant abandoned the rental unit on January 31, 2024.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 31, 2024; the date on which the Tenant returned vacant possession to the Landlord.

February 11, 2026
Date Issued

Alexandre Traboulsi
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.