



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

File Number: LTB-L-063738-25

In the matter of: 3, 3290 Dundas
Toronto ON M6P2A4

Between: 3290 Dundas LTD Landlord

And

Christina Lavallee Tenant

3290 Dundas LTD (the 'Landlord') applied for an order to terminate the tenancy and evict Christina Lavallee (the 'Tenant') because:

- the Landlord believes that the Tenant abandoned the unit.

This application was heard by videoconference on February 10, 2026.

Only the Landlord's Agent, Leanne Laszlo attended the hearing.

As of 10:00 a.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. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds in the application. Therefore, the tenancy shall be terminated pursuant to the terms of this order.
2. The Landlord's Agent, Leanne Laszlo (L.L.), testified that the Tenant abandoned the rental unit on July 5, 2025.
3. The Tenant was in arrears of rent at the time of abandoning the rental unit.
4. The Landlord was initially contacted by another resident in the rental complex, informing the Landlord that they observed the Tenant moving out of the rental unit with what appeared to be her personal belongings.

5. The Landlord followed up by service of a notice of entry and inspection of the rental unit. At the time of the inspection, the Landlord observed that many items had been removed from the rental unit, and the remaining items appeared to be limited to waste and refuse. The unit appeared to be abandoned by the Tenant.
6. On or about July 7, 2025, the Landlord was contacted by Toronto Hydro asking if the Tenant vacated the rental unit. This call was made because of a request made by the Tenant to remove the Tenant's name from the utility account, as they were no longer residing in the rental unit.
7. The Landlord also reached out to the Tenant's financial support worker, who confirmed by email communication, that the Tenant has abandoned the rental unit and no longer has any interest in the same. A copy of this email communication was tendered as evidence by the Landlord.
8. Based on the uncontested evidence, I am satisfied that the Tenant abandoned the rental unit on July 5, 2025. Accordingly, an order terminating the tenancy as of this date shall be granted.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated, as of July 5, 2025.

February 12, 2026
Date Issued

Ilan Shingait
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.