



Order under Section 79 Residential Tenancies Act, 2006

Citation: Kawartha Dairy v Brown, 2026 ONLTB 16737

Date: 2026-02-26

File Number: LTB-L-007197-26

In the matter of: 96 Prince Street
Bocaygeon ON K0M1A0

Between: Kawartha Dairy Landlord

And

Tim Brown Tenant

Kawartha Dairy (the 'Landlord') applied for an order to terminate the tenancy and evict Tim Brown (the 'Tenant') because the Landlord believes that the Tenant abandoned the unit.

This application was heard by videoconference on February 19, 2026.

Only the Landlord's agent Jason Traynor attended the hearing.

As of 1:45 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. The Landlord has proven on a balance of probabilities the grounds for termination of the tenancy.
2. The uncontested evidence the Landlord's agent J.T. presented supports a finding that the Tenant abandoned the rental unit as of December 31, 2025.
3. The Tenant is in arrears of rent.
4. The uncontested evidence is that the Tenant left to stay with his son in Belleville, ON in October 2025. The Landlord spoke with the Tenant and his son on December 15, 2025, by video, and they verbally confirmed that the Tenant had moved out permanently. They also assured the Landlord that they would retrieve the Tenant's belongings from the unit by January 1, 2026. However, that did not happen.

5. I am satisfied, on the balance of probabilities that the Tenant has abandoned the rental unit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated.

February 26, 2026
Date Issued

Elle Venhola
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.