



Order under Section 79 Residential Tenancies Act, 2006

File Number: LTB-L-070898-25

In the matter of: 46, 221 CLARKE AVENUE
GERALDTON ON P0T1M0

Between: Corp of The Municipality of Greenstone Landlord

And

Joseph Gadon Tenant
The Estate of Joseph Gadon

Corp of The Municipality of Greenstone (the 'Landlord') applied for an order to terminate the tenancy and evict Joseph Gadon and The Estate of Joseph Gadon (the 'Tenant') because the Landlord believes that the Tenant abandoned the unit.

This application was heard by videoconference on February 24, 2026.

Only the Landlord's legal representative Sabrina Gunter and the Landlord's agent Natasha Payeur attended the hearing.

As of 10:55 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:

Abandoned Unit

1. The Landlord's agent testified that the rental unit is a mobile home in a mobile home park, and the Tenant is deceased. After the Tenant's passing, the Tenant's brother continued paying utilities and the lot rental fee.
2. The Tenant's daughter then began residing in the mobile home however, the police arrested her, and she was "removed". The Landlord has since boarded up the rental unit and there has been no contact from any of the Tenant's family or next of kin.
3. The Tenant has not paid rent since January 2023.
4. Based on the uncontested evidence before me, I am satisfied that the Tenant has abandoned the rental unit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated.
2. The Tenant shall 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 March 16, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 17, 2026 at 4.00% annually on the balance outstanding.

March 5, 2026

Date Issued

Kyle McGraw

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.