



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

File Number: LTB-L-070873-25

In the matter of: 32, 206 CLARKE AVENUE WEST
GERALDTON ON P0T1M0

Between: The Corp. Of The Mun. Of Greenstone Landlord

And

Randy Ealcome
Justin Blundell Tenants

The Corp. Of The Mun. Of Greenstone (the 'Landlord') applied for an order to terminate the tenancy and evict Randy Ealcome and Justin Blundell (the 'Tenants') 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 10:39 a.m., the Tenants were 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 Tenants have not paid rent since August 2023.
2. The Landlord's agent testified that the rental unit is a mobile home in a mobile home park and despite sending monthly invoices, the Tenants have not paid lot rental fees or utilities.
3. The Tenants failed to maintain the property and did not cut the grass resulting in by-law attending for enforcement.
4. At one time there were squatters living in the mobile home that were removed. The Landlord has since boarded up the mobile home to prevent trespassers and squatters.

5. Eventually, as a result of abandoned vehicles and work trucks left on the property by-law officers began issuing orders. The Landlord's agent testified that when the Tenant was asked about the abandoned vehicles and work trucks he replied, "Whatever, there's nothing here anyway."
6. The Tenants are in arrears of rent, and the evidence clearly shows that the Tenants have been absent from the mobile home for many months. 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 Landlords \$186.00 for the cost of filing the application.
3. If the Tenant does not pay the Landlords the full amount owing on or before March 14, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 15, 2026, at 4.00% annually on the balance outstanding.

March 3, 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.