



Order under Section 79 Residential Tenancies Act, 2006

Citation: The Regional Municipality of Waterloo v Boeck, 2026 ONLTB 18905

Date: 2026-03-04

File Number: LTB-L-065435-25

In the matter of: 164, 50 CHALMERS ST S
CAMBRIDGE ON N1R5B5

Between: The Regional Municipality of Waterloo Landlord

And

Ralph Boeck Tenant

The Regional Municipality of Waterloo (the 'Landlord') applied for an order to terminate the tenancy and evict Ralph Boeck (the 'Tenant') because:

- the Landlord believes that the Tenant abandoned the unit.

This application was heard by videoconference on January 8, 2026.

Only the Landlord's Agent, Mema Imahe, attended the hearing.

As of 9:30 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. The Board's Interpretation Guideline 4: "Abandonment of a Rental Unit" explains the concept of abandonment as follows:

Abandonment is a unilateral act by the tenant to relinquish their tenancy and give up possession of the rental unit without properly giving notice of the termination to the landlord. If the landlord is not sure whether or not a rental unit has been abandoned, they may file an application for determination of this issue with the Board; however, it should be noted the Board has no jurisdiction to issue an order for rent or compensation if a tenant is no longer in possession of the rental unit (see section 87). In this case, the landlord may seek a remedy by applying to Court. Section 2(3) of the RTA provides that a rental unit is not considered abandoned where the tenant is not in arrears of rent. Even if there is

evidence of abandonment, such as the furniture being removed, the landlord cannot treat the unit as abandoned before the end of the rental period if the rent is fully paid.

2. The uncontested evidence before me was that the Tenant was in arrears when the Application was filed on August 7, 2025. The Tenant has been in arrears of rent since July 2025. Moreover, the Tenant had not been seen on the premises since February 9, 2025, there were multiple wellness checks completed thereafter, and a crisis clean in March 2025 all with 24-hour notice and there was no sign of the Tenant. The Landlord changed the rental unit locks to preserve the Tenant's belongings and communicated to the Tenant regarding the same on July 29, 2025 and to date the Tenant had not communicated with the Landlord. The Tenant has not contacted the Landlord or returned to the rental unit nor paid rent since July 2025.
3. I am satisfied based on the Landlord's Agent's uncontested evidence that the Tenant has abandoned the rental unit.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. There is no last month's rent deposit.
6. This order contains all of the reasons for the decision within it. No further reasons shall be issued.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated, as of January 8, 2026.
2. The Tenants 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 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 16, 2026, at 4.00% annually on the balance outstanding.

March 4, 2026
Date Issued

Panagiotis P. Roupas
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.