



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

File Number: LTB-L-097583-25

In the matter of: UNIT #6, 263 PIONEER DR
THUNDER BAY ON P7G1B2

Between: Canadian Mental Health Association, Landlord
Thunder Bay

And

Jon Stephens Tenant

Canadian Mental Health Association, Thunder Bay (the 'Landlord') applied for an order to terminate the tenancy and evict Jon Stephens (the 'Tenant') because:

- the Landlord believes that the Tenant abandoned the unit.

This application was heard by videoconference on February 23, 2026.

Only the Landlord's Legal Representative Sangey Tsering attended the hearing.

As of 9:24 AM, 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. I find on a balance of probabilities that the Tenant abandoned the rental unit.
2. The Landlord did not receive a rent payment for September, 2026 and reach out to the Tenant via phone and email on September 9th and 22nd, but received no response. No rent payments were received by the Landlord for the months of October or November and December and despite several attempts via email and phone the Landlords were unable to contact the Tenant.
3. An inspection of the rental unit at the beginning of December revealed that the Tenant had appeared to have abandoned the rental unit and the unit was found to be empty of items.
4. The Landlord has made reasonable efforts to contact the Tenant, and the Landlord has been unable to contact the Tenant to confirm that the unit has been abandoned.

5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant has abandoned the rental unit.
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 21, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 22, 2026 at 4.00% annually on the balance outstanding.

March 10, 2026
Date Issued

Sean Ramage
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.