



Order under Section 79 Residential Tenancies Act, 2006

Citation: Powers v Chesbro, 2026 ONLTB 17843

Date: 2026-03-09

File Number: LTB-L-072861-25

In the matter of: Apartment 4, 82 Wellington Street
Kingston ON K7L3C4

Between: Patrick John Powers Landlord

And

Chase Robert Chesbro Tenant

Patrick John Powers (the 'Landlord') applied for an order to terminate the tenancy and evict Chase Robert Chesbro (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 attended the hearing.

As of 1:30 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. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy and/or the claim for compensation in the application.
2. The Landlord said that he has attempted to communicate with the Tenant, and he has attempted to discover any alternative address, and there has been no response from the Tenant.
3. The Landlord said that he filed the application in September 2025, after he had not heard from the Tenant, and after the Tenant had failed to pay rent for a number of months. He said that the Tenant's neighbour alerted him to lack of activity or presence of the Tenant at his unit. Consequently, the Landlord said that he went to the rental unit on September 2,

2025, to check on the unit. He said that he found cobwebs around the door, which indicated to him that there had been no exit or entry for some time. The Landlord said that there was still an old bed and a dresser in the unit, but the floor was covered with garbage and refuse, and empty food tins.

4. The Landlord said that he keeps an office for his own use on the residential complex, that he is often there, and he has seen no sign of the Tenant since September 2025. He said that he saw a Facebook posting of the Tenant's recently, and he reached out to him but there was no response. The Landlord also said that there are piles of mail left for the Tenant in the foyer where the mail is delivered, and the Tenant has failed to pick that up for some time.
5. The Landlord also said that the Tenant has paid no rent since the Landlord's visit in September 2025.
6. I find, based on the Landlord's uncontested evidence, that the Tenant has abandoned the rental unit for the following reasons.
7. The Tenant has not paid rent for over seven months. No one has seen the Tenant on the residential complex for at least six months, and the Landlord is frequently on the complex. The Tenant has not picked up his mail for at least six months, and the rental unit appeared unlivd in or abandoned as far back as September 2025. The Landlord has attempted to communicate with the Tenant through various means, and there has been no response.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated, as of February 19, 2026.
2. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Tenant must pay the Landlord is \$186.00.
4. If the Tenant does not pay the Landlord the full amount owing on or before March 13, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 14, 2026 at 4.00% annually on the balance outstanding.

March 9, 2026
Date Issued

Nancy Morris
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.