



Order under Section 79 Residential Tenancies Act, 2006

File Number: LTB-L-070946-25

In the matter of: 53, 905 Magnet Street
GERALDTON ON P0T1M0

Between: The Corporation of the Municipality of Greenstone Landlord

And

Barbara Gilliam-Wright Tenant

The Corporation of the Municipality of Greenstone (the 'Landlord') applied for an order to terminate the tenancy and evict Barbara Gilliam-Wright (the 'Tenant') because:

- the Landlord believes that the Tenant abandoned the unit.

This application was heard by videoconference on March 17, 2026.

The Landlord's agent, Natasha Payeur, attended the hearing. The Landlord was represented at the hearing by Sabrina Gunter.

As of 9:37 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. Prior to the hearing the Landlord requested to amend to the application to reflect the proper name of the Landlord, The Corporation of the Municipality of Greenstone. I am satisfied that the Tenant would not be prejudiced if the request was granted. The application is amended accordingly.

L2 application

2. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy in the application. Therefore, the tenancy is terminated.
3. The rental unit is a mobile home.

4. The Landlord's agent testified at the hearing. She testified that the Tenant has not paid rent since 2016. She further testified that various pieces of mail sent to the Tenant was returned.
5. Further, pictures of the rental unit show the mobile home is in dilapidated condition with the windows boarded up.
6. Based on the uncontested evidence of the Landlord, I am satisfied the Tenant has abandoned the rental unit.
7. The rental unit has been abandoned for several years. As it is not clear exactly when the Tenant last lived in the rental unit, I deem it be abandoned November 1, 2016, the date the rent arrears began to accrue.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated, as of November 1, 2016 the date the Tenant abandoned the rental unit.
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 29, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 30, 2026, at 4.00% annually on the balance outstanding.

March 18, 2026
Date Issued

Bryan Delorenzi
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.