



Order under Section 79 Residential Tenancies Act, 2006

Citation: 2590197 Ontario Inc. c/o Exclusive Rentals v D'Astous, 2026 ONLTB 30849

Date: 2026-04-17

File Number: LTB-L-105089-25

In the matter of: 2, 214 PICCADILLY ST
LONDON ON N6A1S1

Between: 2590197 Ontario Inc. c/o Exclusive Rentals

Landlord

And

Samantha D'Astous

Tenant

2590197 Ontario Inc. c/o Exclusive Rentals (the 'Landlord') applied for an order to terminate the tenancy and evict Samantha D'Astous (the 'Tenant') because:

- the Landlord believes that the Tenant abandoned the unit.

This application was heard by videoconference on April 13, 2026.

Only the Landlord's Agent, Dena Fortin attended the hearing.

As of 9:42 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. 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 between the Landlord and the Tenant terminated on March 31, 2026.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Landlord's Agent who acts as a Property Manager testified that she attended at the rental unit for an inspection on March 20, 2026 and she noted no signs of anyone living there. She stated that the rental unit contained no food and no personal possessions of the previous Tenant. She further stated that she did not hear anything from the Tenant after that attendance.

4. The Landlord's Agent also testified that the Tenant has been in arrears of rent for some months now and is currently in arrears of \$6,940.00.
5. Ms. Fortin also stated that the Tenant ceased responding to her communications approximately 1.5 months ago.
6. I am satisfied that the Tenant has abandoned the rental unit and they are in arrears of rent. As such, the Landlord's application is granted.

Rent Deposit

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,190.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$15.40 is owing to the Tenant for the period from September 1, 2025 to April 13, 2026.
9. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.

Relief from Eviction

10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. The Landlord's Agent was not aware of any pertinent facts relating to the Tenant under subsection 83(1) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 31, 2026.
2. The Tenant must pay the Landlord \$186.00.
3. If the Tenant does not pay the Landlord the full amount owing on or before April 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 29, 2026 at 4.00% annually on the balance outstanding.

April 17, 2026

Date Issued

Carrie Bertrand

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.