



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

File Number: LTB-L-106267-25

In the matter of: 310 GREEN LANE
THORNHILL ON L3T7A6

Between: Mark Mendonca Landlords
Noah Mendonca

And

Dongsun Seo Tenants
Sunhwa Sim

Mark Mendonca and Noah Mendonca (the 'Landlords') applied for an order to terminate the tenancy and evict Dongsun Seo and Sunhwa Sim (the 'Tenants') because the Landlords believe that the Tenants abandoned the unit.

This application was heard by videoconference on April 20, 2026. Only the Landlords attended the hearing.

As of 9:42 a.m., the Tenants were 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 Landlords' evidence.

Determinations:

1. As explained below, the Landlords have proven on a balance of probabilities the grounds for termination of the tenancy.

Abandoned Unit

2. The Tenants are in arrears of rent. In this regard, Mark Mendonca ('MM') testified on behalf of the Landlords that the Tenants have not paid any rent since November 2025.
3. It was MM's evidence that he believed the Tenants vacated the rental unit some time in November 2025. The Tenants did not give the Landlords notice that they would be vacating in November 2025. Rather, MM believed that they vacated around this time because he saw what appeared to be moving trucks on the property in late October 2025. In addition, the Landlords' snow removal contractor found the keys to the rental unit when removing the snow in December 2025. Shortly thereafter, an inspection was done of the

rental unit and the Landlords found that all the furniture was gone and that the rental unit was mostly empty except for some garbage, rotting food and an air mattress that were found.

4. MM stated that the Landlords did not ask the Tenants to vacate and did not give them a written notice to end the tenancy. MM also stated that they have not heard from or seen the Tenants since November 2025.
5. Based on the uncontested evidence of the Landlords, I find on a balance of probabilities that the rental unit has been abandoned and that the earliest date that the Landlords knew or ought to have known that the Tenants abandoned the rental unit was in December 2025, after their contractor found the keys and they inspected the rental unit and found it practically empty.
6. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.

Relief from Eviction

7. 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 Tenants did not attend the hearing to dispute the allegation that they abandoned the rental unit and the evidence suggests that the Tenants have vacated several months ago. As such, I see no reason to deny termination of the tenancy.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated, as of December 31 2025.
2. The Tenants shall pay to the Landlords \$186.00 for the cost of filing the application.
3. If the Tenants do not pay the Landlords the full amount owing on or before May 4, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 5, 2026 at 4.00% annually on the balance outstanding.

April 23, 2026
Date Issued

Rachel Gibbons
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.