



Order under Section 79 Residential Tenancies Act, 2006

Citation: Rajput v Rojas, 2026 ONLTB 31928

Date: 2026-04-29

File Number: LTB-L-096815-25

In the matter of: Basement, 7451 SAINT BARBARA BLVD
MISSISSAUGA ON L5W0G3

Between: Virendra Rajput Landlord

And

Marek Rojas Tenant

Virendra Rajput (the 'Landlord') applied for an order to terminate the tenancy and evict Marek Rojas (the 'Tenant') because:

- the Landlord believes that the Tenant abandoned the unit.

This application was heard by videoconference on April 14, 2026.

Only the Landlord attended the hearing.

As of 10:34 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. As explained below, the Landlord has not proven on a balance of probabilities the grounds for termination of the tenancy and/or the claim for compensation in the application. Therefore, the application is dismissed.
2. The Tenant was in possession of the rental unit on the date the application was filed and has since then recently vacated from the rental unit.
3. The Tenant recently contacted the Landlord and agreed to terminate the tenancy. The Tenant is in arrears of rent and provided the Landlord a signed N11 wherein they agreed to terminate the tenancy on April 5, 2026 and agreed to a payment plan for the arrears of rent owing.

4. The Tenant has not abandoned the rental unit.
5. There is no last month's rent deposit.

It is ordered that:

The application is dismissed.

April 29, 2026
Date Issued

Jeanie Theoharis
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.