



Order under Section 79 Residential Tenancies Act, 2006

File Number: LTB-L-108922-25

In the matter of: K, 410 ROLLING MEADOW CRES
ORLEANS ON K1W0S1

Between: Mahamadou Ouattara Landlord

And

Nouha Elouta Tenant

Mahamadou Ouattara (the 'Landlord') applied for an order to terminate the tenancy and evict Nouha Elouta (the 'Tenant') because the Landlord believes that the Tenant abandoned the unit.

This application was heard by videoconference on April 21, 2026.

Only the Landlord attended the hearing.

As of 9:30AM, 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, I find that the Tenant abandoned the rental unit on December 9, 2025.
2. The Landlord testified that the rent for December 2025 was not paid by the Tenant. The Landlord spoke with the son of the Tenant who advised the Landlord the Tenant moved out at the end of November 2025.
3. The Landlord testified he provided proper notice to enter on December 8, 2025 and entered the rental unit on December 9, 2025. The Landlord discovered the unit was mostly emptied. There was no evidence of the rental unit being used as living accommodations. By December 29, 2025 the Landlord confirmed with the Tenant's son that the Tenant had left the country with no plan to return on December 2, 2025. By December 29, 2025 the Tenant's son had emptied the rental unit of most of the remaining items.
4. The Landlord testified rent has not been paid since November 2025.
5. Section 79 of the *Residential Tenancies Act, 2006* (the 'Act') says if a landlord believes that a tenant has abandoned the rental unit, the landlord may apply to the Board for an

order terminating the tenancy. In order for a landlord to apply under section 79 of the Act, the tenant must be in arrears of rent pursuant to subsection 2(3) of the Act.

6. Based on the uncontested testimony before me, I am satisfied the Tenant was in arrears of rent for December 2025. I further find the Tenant abandoned the rental unit as of December 29, 2025, the last day the Tenant's son was seen at the rental unit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of December 29, 2025.
2. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. If the Tenant does not pay the Landlord the full amount owing on or before May 8, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 9, 2026 at 4.00% annually on the balance outstanding.

April 27, 2026

Date Issued

Elena Jacob

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.