



Order under Section 79 Residential Tenancies Act, 2006

Citation: Mauti v Guo, 2026 ONLTB 33748

Date: 2026-04-28

File Number: LTB-L-001963-26

In the matter of: 309, 2177 BURNHAMTHORPE RD W
MISSISSAUGA ON L5L5P9

Between: Eric Mauti Landlord

And

Lina Guo Tenant

Eric Mauti (the 'Landlord') applied for an order to terminate the tenancy and evict Lina Guo (the 'Tenant') because the Landlord believes that the Tenant abandoned the unit.

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

The Landlord, the Tenant, an interpreter for the Tenant Richard Wang, and the Tenant's representative Yi Fu Dang attended the hearing.

Determinations:

1. As explained below, I find the Tenant abandoned the rental unit as of December 20, 2025.
2. It is undisputed the Tenant sent an e-mail to the Landlord on December 20, 2025

"I fully vacated the rental unit on December 18, 2025, removed all personal belongings, and have not occupied, used, or exercised control over the unit since that date."

"This letter served as formal notice that the tenancy between us is terminated."

3. It is evident and undisputed the Tenant had no intention of occupying the rental unit after December 18, 2025.
4. The Tenant returned the keys to the rental unit on January 20, 2026.
5. Since the Landlord was not made aware of the Tenant's intention to abandon the rental unit until the e-mail dated December 20, 2025, I find the Tenant abandoned the rental unit as of December 20, 2025.

6. This order contains all of the reasons for my decision within it. No further reasons shall be issued.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of December 20, 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 9, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 10, 2026 at 4.00% annually on the balance outstanding.

April 28, 2026
Date Issued

Elena Jacob
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.