



Order under Section 79 Residential Tenancies Act, 2006

File Number: LTB-L-010563-26

In the matter of: BASEMENT, 86 LANARK AVE
YORK ON M6E2G4

Between: Antonina Pasquale Landlord

And

Costel Palade Tenant

Antonina Pasquale (the 'Landlord') applied for an order to terminate the tenancy and evict Costel Palade (the 'Tenant') because:

- the Landlord believes that the Tenant abandoned the unit.

This application was heard by videoconference on April 22, 2026.

Only the Landlord Representative Maria Sturino and the Landlord attended the hearing.

As of 09:30 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 proven on a balance of probabilities the grounds for termination of the tenancy.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on June 30, 2025.
4. Specifically, it was the Landlord's testimony supported by pictures entered in evidence that the Tenant vacated the unit, a basement apartment in a house in which the Landlord resides on the upper two floors, without notice on or about June 30, 2025 and has since failed to return.
5. Based on the above uncontested testimony and evidence I am satisfied on the balance of probabilities that the Tenant abandoned the rental unit.

6. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of June 30, 2025.

May 5, 2026
Date Issued

Kelly Delaney
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.