



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

File Number: LTB-L-015543-26

In the matter of: D, 5 KENDALE CRT
HAMILTON ON L9C6M5

Between: CityHousing Hamilton Corporation Landlord

And

Claine Monzinga Tenant

CityHousing Hamilton Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Claine Monzinga (the 'Tenant') because the Landlord believes that the Tenant abandoned the unit.

This application was heard by videoconference on April 30, 2026.

Only the Landlord's representative, Sharon Churcher, attended the hearing.

As of 9:30 a.m. 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 in the application.
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 February 13, 2026.

Abandoned Unit

4. The Tenant has abandoned the rental unit.
5. The Landlord called forward Chassis Meier ("C.M.") as a witness. C.M. testified she is a tenant service coordinator for the City of Hamilton and that this rental unit was first flagged to her late November 2025, when mail had built up in the Tenant's mailbox. C.M. also said that the snow was not shoveled outside the rental unit on or about January 28, 2026. On February 13, 2026, C.M. conducted a rental unit inspection and observed no one in the

rental unit. Furthermore, there was no food, no clothing, no furniture, no shoes in the rental unit. The Landlord submitted into evidence photographs of the rental unit during C.M.'s inspection on February 13, 2026.

6. Based on the Landlord's uncontested evidence, I find that the Tenant has abandoned the rental unit. The evidence adduced at the hearing supports the Landlord's position that the rental unit has been abandoned because, C.M. testified that the mail was piling up outside of the rental unit during her visit in November 2025 and then the snow did not appear to be shoveled on or about January 28, 2026. Also, her inspection of the rental unit on February 13, 2026 with the photographs taken, substantiates the Landlord's position that the unit is abandoned. In the photographs, the rental unit appears to be vacant with minimal belongings remaining. C.M. was also notified by other tenants in the residential complex that they had not seen the Tenant in months. C.M. had attempted to contact the Tenant and their emergency contact, but never heard back from the Tenant. On April 13, 2026, the Tenant's emergency contact informed C.M. they would have the Tenant contact her, but the Tenant never did.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 13, 2026.

May 26, 2026
Date Issued

Vishal Nanda
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.