



Order under Section 79 Residential Tenancies Act, 2006

File Number: LTB-L-023819-26

In the matter of: 401, 27 Cambridge St
Cambridge ON N1R3R8

Between: KW URBAN NATIVE WIGWAM PROJECT Landlord

And

Naomi Planta Tenant

KW URBAN NATIVE WIGWAM PROJECT (the 'Landlord') applied for an order to terminate the tenancy and evict Naomi Planta (the 'Tenant') because:

- the Landlord believes that the Tenant abandoned the unit.

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

Only the Landlord's legal representative, Crystal Dawn Nadjiwan, and the Landlord's agent, Carolyne Green, attended the hearing.

As of 9:53 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, I find, on a balance of probabilities, that the Landlord has established that the Tenant abandoned the rental unit. Accordingly, the tenancy is terminated.
2. The Landlord filed an L2 application on March 17, 2026, alleging that the Tenant had abandoned the rental unit.
3. The Board's Interpretation Guideline 4: Abandonment of a Rental Unit provides that abandonment occurs where a tenant unilaterally relinquishes possession of the rental unit without providing proper notice to the landlord.

Abandonment

4. The evidence establishes that the Tenant was in significant arrears of rent.

5. Based on the uncontested evidence before the Board, I find that the Tenant abandoned the rental unit for the following reasons:
6. The Landlord's evidence establishes that, beginning on or about January 1, 2026, security footage from the residential complex showed the Tenant removing personal belongings from the rental unit and loading them into a vehicle. A copy of 4 colored photographs from the security footage were submitted into evidence.
7. The Landlord's legal representative further submitted that the Tenant has not been observed at the residential complex since approximately January 14, 2026, and that there is no subsequent security footage showing the Tenant attending at or entering the unit.
8. The Landlord also submitted that it was generally known within the residential complex that the Tenant relocated after vacating the unit, and that the Tenant's mother, who resided in a separate unit in the same building, vacated at or around the same time.
9. On January 12, 2026, the Landlord sent written communication to the Tenant requesting confirmation of whether the unit has been vacated. The Tenant replied on January 13, 2026, indicating that she was still moving out and she would return the keys when she was done moving. A copy of this correspondence was submitted into evidence.
10. On February 12, 2026 a second letter was sent to the Tenant advising that that Landlord believed the rental unit was abandoned and again requested confirmation. However, the Tenant did not respond or return the keys to the office. A copy of this communication was entered into evidence.
11. On February 25, 2026, the Landlord entered the rental unit for furnace maintenance purposes as per the Notice of Entry and observed a unit with left behind move out garbage and items. It is the Landlord's position that the Tenant abandoned the rental unit.
12. The Landlord's evidence further establishes that the Tenant had accumulated rent arrears in the amount of \$24,766.00. A copy of the Tenant's ledger was filed in evidence.
13. Taken together, the vacancy of the unit, the absence of any communication from the Tenant, the failure to attend at the Landlord's office and return the keys, and the substantial arrears of rent support a finding that the Tenant relinquished possession of the rental unit.
14. I am therefore satisfied, on a balance of probabilities, that the Tenant abandoned the rental unit.
15. The Landlord incurred a filing fee of \$186.00 and is entitled to reimbursement of this amount.
16. This order contains all the reasons for my decision. No further reasons will be issued.

It is ordered that:

1. The tenancy is terminated effective February 25, 2026, the date on which the Landlord discovered that the Tenant abandoned the rental unit.

2. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount owing by the Tenant to the Landlord is \$186.00.
4. If the Tenant does not pay the full amount on or before June 6, 2026, interest shall accrue on the outstanding balance commencing June 7, 2026, at the rate of 4.00% per year, calculated as simple interest.

May 26, 2026
Date Issued

Teresa Hunt
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.