



Order under Section 79 Residential Tenancies Act, 2006

Citation: Myher v Bourget, 2026 ONLTB 31927

Date: 2026-04-23

File Number: LTB-L-096438-25

In the matter of: 5, 533 LORNE ST
SUDBURY ON P3C4R3

Between: Ross Patrick Myher Landlord

And

Darren Bourget Tenant

Ross Patrick Myher (the 'Landlord') applied for an order to terminate the tenancy and evict Darren Bourget (the 'Tenant') because the Landlord believes that the Tenant abandoned the unit.

This application was heard by videoconference on April 14, 2026.

Only the Landlord attended the hearing.

As of 10:24 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. Therefore, the tenancy is terminated.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant is in arrears of rent.
4. The Tenant has abandoned the rental unit. The Landlord's gave notice to enter the unit in August 2025 and upon entering noticed that the unit looked like the Tenant had not lived there. They made many attempts to contact the Tenant but received no response. The Landlord changed the locks and the Tenant did not contact him to enter, and upon entering the unit again in November 2025, the unit looked exactly the same.
5. There is no last month's rent deposit.

It is ordered that:

The tenancy between the Landlord and the Tenant is terminated.

May 28, 2026
Date Issued

Jeanie Theoharis
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.