



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

File Number: LTB-L-009214-26

In the matter of: 324 LESLIE AVE
THUNDER BAY ON P7A1X1

Between: Evelyn Barley Landlords
Gordon Douglas

And

Joe Massaro Tenant

Evelyn Barley and Gordon Douglas (the 'Landlords') applied for an order to terminate the tenancy and evict Joe Massaro (the 'Tenant') because the Landlords believe that the Tenant abandoned the unit.

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

Only the Landlords attended the hearing.

As of 9:58 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 Landlords' evidence.

Determinations:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant is in arrears of rent. The Landlords testified that no rent payments have been received from the Tenant since November 2025.
3. The Landlord, Gordon Douglas ('GD'), testified that on February 27, 2026, the Tenant advised him by email that he intended to vacate the rental unit on April 7, 2026. Although the Tenant remained in possession of the rental unit beyond April 7, 2026, I find it reasonable that the communication is evidence of the Tenant's intention to permanently leave the rental unit.
4. GD also testified that, at the end of March 2026, the Tenant made a public post on Facebook indicating that he was leaving Thunder Bay permanently. GD submitted a screenshot of the post, which corroborates the Tenant's stated intention to relocate and cease residing in the rental unit.

5. GD further testified that a neighbour observed the Tenant on or about April 26 or 27, 2026 removing a truckload of personal belongings from the rental unit and removing his boat from the property. There was no evidence before me that the Tenant returned to the rental unit after that date.
6. GD testified that he subsequently attempted to communicate with the Tenant using the email address previously used by the Tenant, but the email address was no longer active. GD also testified that the Tenant had changed the locks to the rental unit and failed to provide the Landlords with a key, preventing the Landlords from inspecting the rental unit.
7. Based on the uncontested evidence before me, I am satisfied, on a balance of probabilities, that the Tenant abandoned the rental unit on April 27, 2026. The Tenant had ceased paying rent several months earlier, communicated an intention to vacate the rental unit, publicly announced plans to leave Thunder Bay permanently, removed a substantial quantity of personal property from the rental unit, and thereafter became unreachable by the Landlords. Taken together, these circumstances demonstrate that the Tenant relinquished possession of the rental unit and had no intention of returning. In the absence of any evidence to the contrary, I find that April 27, 2026 is the most probable date on which the Tenant abandoned the rental unit.
8. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated, as of April 27, 2026.
2. The Tenant shall pay to the Landlords \$186.00 for the cost of filing the application.
3. If the Tenant does not pay the Landlords the full amount owing on or before June 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 21, 2026 at 4.00% annually on the balance outstanding.

June 9, 2026
Date Issued

Christina Philp
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.