



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

**File Number:** LTB-L-013331-26

**In the matter of:** 290 VERDUN RD  
OSHAWA ON L1H5T3

**Between:** Rohan Bankasingh Landlord

**And**

Jadeah Comer  
Cooper Edey Tenants

Rohan Bankasingh (the 'Landlord') applied for an order to terminate the tenancy and evict Jadeah Comer and Cooper Edey (the 'Tenants') because the Landlord believes that the Tenants abandoned the unit.

This application was heard by videoconference on May 6, 2026.

Only the Landlord attended the hearing.

As of 9:34 a.m., the Tenants were 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 but not the claim for compensation in the application. Therefore, the tenancy between the Landlord and Tenants is terminated on February 20, 2026.

Abandoned Unit

2. The Tenants have been in arrears of rent since February 2025.
3. The Landlord's evidence is that the Landlord went to the rental unit, and the locks had been changed. Despite this, the Landlord was able to take photographs through a window of the Tenants' room.
4. The Landlord's photograph shows the Tenants' room in disarray with garbage and various belongings. The belongings and condition of the room are indicative of abandonment.

5. The Landlord further testified that a neighbour of the residential complex advised the Landlord that the Tenants had moved out of the rental unit.
6. Based on the uncontested evidence before me, I find that the Tenants have abandoned the rental unit. The Landlord's affidavit stating their belief of abandonment is dated February 20, 2026. Accordingly, I find that the Tenants abandoned the rental unit on February 20, 2026.

**Costs**

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated as of February 20, 2026.
2. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Tenants must pay the Landlord is \$186.00.
4. If the Tenants do not pay the Landlord the full amount owing on or before July 3, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 4, 2026, at 4.00% annually on the balance outstanding.

**June 22, 2026**  
**Date Issued**

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**Kyle McGraw**  
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.