



Order under Section 79 Residential Tenancies Act, 2006

File Number: LTB-L-014797-26

In the matter of: 1007, 10 GORDONRIDGE PL
SCARBOROUGH ON M1K4H6

Between: Toronto Community Housing Corporation Landlord

And

Burnard Thurston -Teeco Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Burnard Thurston -Teeco (the 'Tenant') because:

- the Landlord believes that the Tenant abandoned the unit.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on April 29, 2026.

Only the Landlord's Legal Representative, Lee-Anne Thibert and the Landlord's Witnesses, Mark Morgan and Nicole Hui attended the hearing.

As of 11:49 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. Therefore, the tenancy is terminated.
2. The Tenant was in possession of the rental unit on the date the application was filed.

Abandoned Rental Unit

3. The Landlord submits that on or about May 9, 2025, the Tenant contacted the Landlord to advise the Landlord that there was a removal order from immigration authorities and that

the Tenant was required to leave Canada on May 21, 2025. The Landlord's Witnesses testified that the Tenant left Canada on May 21, 2025 as per the removal order.

4. NH further testified that she received an email from Billy Rajaram, an Inland Enforcement Officer with Canada Border Services Agency stating that the Tenant was issued a deportation order on April 17, 2024. A copy of the email was entered by the Landlord as evidence.
5. The Landlord delivered the Tenant a letter on February 6, 2026, indicating that the Landlord delivered a letter to the Tenant's rental unit advising the Tenant that they believe the rental unit is vacated and requested that the Tenant provide the Landlord proof they continue to occupy the rental unit by February 17, 2026.
6. The Landlord's Witness, Mark Morgan ('MM') testified that he entered the rental unit on February 11, 2026 to inspect the unit and observed signs that the rental unit had been vacant for some time. MM testified that there was nobody in the unit, the water in the toilet bowl had evaporated, the door in the kitchen cupboards had expired and there was a pile of mail that remained by the door of the rental unit.
7. The Tenant is in arrears of rent. NH testified the Tenant has not paid any rent to the Landlord since August 13, 2024.
8. Based on the uncontested evidence before me, I am satisfied that the Tenant is in rental arrears and has abandoned the rental unit.
9. Based on the monthly rent, the daily compensation is \$56.15. This amount is calculated as follows: \$1,708.00 x 12, divided by 365 days.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
11. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated, as of May 21, 2025.
2. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Tenant must pay the Landlord is \$186.00.
4. If the Tenant does not pay the Landlord the full amount owing on or before July 6, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 7, 2026 at 4.00% annually on the balance outstanding.

June 25, 2026
Date Issued

Christopher Lin
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.