



Order under Section 79 Residential Tenancies Act, 2006

Citation: BTW Properties Inc v Fisk, 2026 ONLTB 48955

Date: 2026-06-25

File Number: LTB-L-035087-26

In the matter of: C2, 278 DONALD ST
OTTAWA ON K1K1M7

Between: BTW Properties Inc Landlord

And

Sarah Fisk Tenant

BTW Properties Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Sarah Fisk (the 'Tenant') because:

- the Landlord believes that the Tenant abandoned the unit.

This application was heard by videoconference on June 15, 2026.

Only the Landlord, Andrew Russell attended the hearing.

As of 11:14 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 in the application. Therefore, the tenancy between the Landlord and the Tenant terminated on May 31, 2026.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Landlord testified that this residential complex is supported by social workers and he strives to assist people who are dealing with drug addiction. This complex has a full-time supervisor who resides at the complex.
4. Mr. Russell stated that the Tenant has not been seen on the complex's cameras since the first week of April of 2026. He further stated that the Tenant's rental unit was broken into

on April 12, 2026 and that he boarded up the unit, installed a working lock and attached a note to the door requesting that the Tenant contact the Landlord. He stated that he has not received any response from the Tenant.

5. The Landlord confirmed that the last time that he received any rent from the Tenant was on October 31, 2025 and that she has substantial rental arrears.
6. I am satisfied that the Tenant has abandoned the rental unit and that she is in arrears of rent. As such, the Landlord's application is granted.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

Rent Deposit

8. The Landlord collected a rent deposit of \$1,415.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$4.88 is owing to the Tenant for the period from April 17, 2026 to June 15, 2026.

Relief from Eviction

9. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated, as of May 31, 2026.
2. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. 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

Carrie Bertrand

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.