



Order under Section 79
Residential Tenancies Act, 2006

File Number: SWL-50741-21

In the matter of: T2-605, 330 PHILLIP STREET
WATERLOO ON N2L3W9

Between: Abode Student Life Landlord

and

Olivia Leblanc Tenant

Abode Student Life (the 'Landlord') applied for an order to terminate the tenancy because Olivia Leblanc (the 'Tenant') abandoned the unit.

This application was heard by teleconference on August 16, 2021.

Only the Landlord's legal representative M. Clifton attended the hearing.

Determinations:

1. As of the date of hearing, the Tenant owes approximately \$8,000.00 in arrears of rent.
2. Entry into the residential complex is by fob. The Landlord's legal representative submitted that the last time the Tenant used the fob was on February 4, 2021. The Landlord's legal representative testified that he attempted to reach the Tenant by email in April, 2021 but the Tenant did not respond.
3. Based on the Landlord's uncontested evidence I find that the Tenant has abandoned the rental unit.
4. 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. The Tenant did not attend the hearing and the unit has been abandoned.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Landlord may re-enter and re-rent the unit at will.
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 November 23, 2021, the Tenant will start to owe interest. This will be simple interest calculated from November 24, 2021 at 2.00% annually on the balance outstanding.



November 12, 2021
Date Issued

Renée Lang
Member, Landlord and Tenant Board

South West-RO
150 Dufferin Avenue, Suite 400, 4th Floor
London ON N6A5N6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

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