



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

**File Number:** NOL-42075-21

**In the matter of:** 204, 1693 PARIS STREET  
SUDBURY ON P3E5Y3

**Between:** Lakeview Apartments Inc.

Landlord

**and**

Lu Zhang  
Meng Shi

Tenants

Lakeview Apartments Inc. (the 'Landlord') applied for an order to terminate the tenancy because Meng Shi and Lu Zhang (the 'Tenants') abandoned the rental unit.

This application was heard by video conference on June 14, 2021. The Landlord's legal representative, Angie Gravelle, attended the hearing. As of noon, the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board.

**Determinations:**

1. It was the evidence of the Landlord that they have not seen or heard from the Tenants since February 2021. The Landlord has made several attempts to reach the Tenants by phone and email but have received no response.
2. On February 9, 2021, the Landlord entered the rental unit and noticed signs that the Tenants had moved out. Photographs of the rental unit were submitted into evidence. The Tenants have not paid rent since January 2021.
3. The keys have not yet been returned to the Landlord.
4. I am satisfied based on the Landlord's uncontested evidence that the Tenants have abandoned the rental unit.
5. 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 Tenants is terminated as of February 9, 2021 as the Tenants have abandoned the rental unit.

2. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
3. If the Tenants do not pay the Landlord the full amount owing on or before July 5, 2021, the Tenants will start to owe interest. This will be simple interest calculated from July 6, 2021 at 2.00% annually on the balance outstanding.

**June 24, 2021**  
**Date Issued**



Dawn Sullivan  
Member, Landlord and Tenant Board

Northern-RO  
199 Larch Street, Provincial Building, Suite 301  
Sudbury ON P3E5P9

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