



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

Citation: Monmouth Township Non-Profit Housing Corp v Irwin, 2023 ONLTB 16044

Date: 2023-01-20

File Number: LTB-L-052470-22

In the matter of: 28, 2117 Loop Road PO
WILBERFORCE ON K0L3C0

Between: Monmouth Township Non-Profit Housing Corp Landlord

And

Alexie Irwin Tenant

Monmouth Township Non-Profit Housing Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Alexie Irwin (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 on January 17, 2023. Only the Landlord's representative Kathy Rogers attended the hearing.

As of 3:00pm, 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. The Tenant vacated the rental unit and has not been back since September 2022. The hydro has been disconnected and Animal Control has removed the Tenant's dog.
2. The Tenant is in arrears of rent and hasn't paid any rent since September 2022.
3. In October and November 2022, the Tenant informed the Landlord's representative that she would pick up her belongings. The Tenant has not returned.
4. I find the Tenant has abandoned the rental unit.
5. The Landlord waives all related costs.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated, as of January 17, 2023.

January 20, 2023

Date Issued

Greg Joy
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.