



**Order under Section 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-058759-25

In the matter of: 649 COSBURN AVE
EAST YORK ON M4C2V1

Between: Slavka Paspalovska Landlord

And

Zoes Giannoylis Tenant

Slavka Paspalovska (the 'Landlord') applied for an order requiring Zoes Giannoylis (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on November 18, 2025.

The Landlord and the Tenant attended the hearing.

Determinations:

1. The Tenant became a Tenant after the passing of their spouse in September 2024 pursuant to section 2 of O. Reg 516/06.
2. The Tenant did not dispute owing the Landlord \$4,146.53 for unpaid utilities including water, heat, and electricity.
3. The Tenant was in possession of the rental unit on the date the application was filed.

Compensation for Unpaid Utilities

4. The Tenant acknowledges failing to pay heat, electricity and water costs that they were required to pay under the terms of the tenancy agreement.
5. The Landlord has incurred reasonable out-of-pocket expenses of \$4,146.53 as a result of the Tenant's failure to pay heat, electricity and water costs.

Costs

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. There is no last month's rent deposit.

Payment of Utility Costs

8. The Tenant requested a payment plan to pay utility costs offering to pay \$300.00 per month towards the outstanding utilities.
9. The Landlord's representative submits that a payment plan would be reasonable however, because the Landlord's other income source is from a pension, the proposed monthly payments should be higher.
10. There was insufficient evidence to find that the payment plan would be prejudicial to the Landlord, and at a rate of \$300.00 per month the Tenant will have the utility charges paid in just over one year. I find that the payment plan proposed by the Tenant is reasonable in the circumstances.

It is ordered that:

1. The Tenant shall pay to the Landlord \$4,146.53, which represents the reasonable out-of-pocket expenses the Landlord has incurred or will incur as a result of the unpaid utility costs.
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 \$4,332.53. The Tenant shall pay this amount on the following schedule:
 - a. Commencing February 15, 2026, and for a period of 13 months thereafter, up to and including March 15, 2027, the Tenant shall pay to the Landlord \$300.00.
 - b. The Tenant's final payment of \$246.53 is due on or before April 15, 2027.
4. If the Tenant fails to make any of the payments set out above, the full balance will become due, and the Tenant will start to owe interest. This will be simple interest calculated from the day after the date of default at a rate of 4.00% annually on the balance outstanding.

January 9, 2026
Date Issued

Kyle McGraw
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.