



**Order under Section 87 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-029194-25

In the matter of: 9, 880 JAMES ST
WOODSTOCK ON N4S8P8

Between: Sukhpaljit Sohal Landlord

And

Natasha McKay Former Tenant

Sukhpaljit Sohal (the 'Landlord') applied for an order requiring Natasha McKay (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

Further, the Landlord applied for an order requiring the Former Tenant to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former 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 25, 2025.

Only the Landlord's Legal Representative Timothy Ellis attended the hearing.

As of 9:40 am, the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord. 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 proved the allegations contained in the application on a balance of probabilities. Therefore, the Former Tenant shall pay to the Landlord \$17,341.41.
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.
3. These documents were served on July 27, 2025 by personal service.
4. The Former Tenant vacated the rental unit on November 10, 2024.

Rent

5. The lawful rent was \$2,100.00. It was due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$69.04. This amount is calculated as follows: \$2,100.00 x 12, divided by 365 days.
7. The Former Tenant has not made any payments since the application was filed.
8. The tenancy ended on November 10, 2024, as a result of the Former Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenant's obligation to pay rent ended on that date.
9. The rent arrears and daily compensation owing to November 10, 2024, are \$13,214.24.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

Utilities

11. The Landlord alleges that the Former Tenant failed to pay electricity costs that they were required to pay under the terms of the tenancy agreement.
12. In accordance with the tenancy agreement, the Former Tenant was required to pay Hydro One for electricity for the unit. A bill for \$3,215.63 was entered into evidence dated January 6, 2023, for services rendered from November 2022 to December 2022. Another bill totaling \$505.62 was issued on March 6, 2023, for services rendered from January 28, 2023, to February 28, 2023.
13. Based on the Landlord's uncontested evidence, I am satisfied on a balance of probabilities that the Landlord incurred reasonable out-of-pocket expenses of \$3,941.17 as a result of the Former Tenant's failure to pay electricity costs.

Last Month's Rent Deposit

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

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$13,214.24, which represents rent and compensation owing up to November 10, 2024.
2. The Former Tenant shall also pay to the Landlord \$3,941.17, which represents the reasonable out-of-pocket expenses the Landlord incurred as a result of the unpaid utility costs.
3. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
4. The total amount the Former Tenant owes the Landlord is \$17,341.41*. See Schedule 1 for the calculation of the amount owing.

5. If the Former Tenant does not pay the Landlord the full amount owing on or before January 17, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from January 18, 2026, at 4.00% annually on the balance outstanding.

January 6, 2026

Date Issued

Jagger Benham

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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing To November 10, 2024	\$13,214.24
Utility Costs	\$3,941.17
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$17,341.41