



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-061330-25

In the matter of: 1, 21 JOHN ST
STURGEON FALLS ON P2B1X9

Between: Krystal Pastoor Tenants
Rene Villemaire

And

Darlene Ransom Landlords
Patrick Bruneau

Krystal Pastoor and Rene Villemaire (the 'Tenants') applied for an order determining that Darlene Ransom and Patrick Bruneau (the 'Landlords') collected or retained money illegally.

This application was heard by videoconference on January 12, 2026.

The Landlords' Legal Representative, Liam Sangster, the Landlords, and the first named Tenant attended the hearing.

Determinations:

1. The application is about the Tenant paying \$390.86 in hydro to Greater Sudbury Hydro, for charges that the Tenant feels the Landlords are responsible for.
2. As the hearing was concluding, the Tenant requested to amend the T1 application, to a T2 application. However, the Tenant then indicated she already submitted a T2 application and one of the reasons for the T2 application is for the same reasons as listed in this T1 application. That T2 application is currently scheduled before the Board. The Tenant then sought to withdraw the application. The Landlords' Legal Representative did not object to the withdrawal of the application, however requested legal costs in the amount of \$200.00.

Legal Costs Denied

3. The Landlords' Legal Representative is seeking legal costs in the amount of \$200.00 because a full hearing was held, and the Tenant only asked near the end of the hearing to amend the application from a T1 application to a T2 application. It was only mentioned at that time, near the end of the hearing, that the Tenant already filed a T2 application with

the board with several allegations, one claim being the same claim as in the T1 application.

4. LTB Interpretation Guideline 3 - Costs states:

A Member has the discretion to require a party, a party's agent or a party's legal representative to pay, as costs, any representation or preparation expenses of another party where **the conduct of the party, a party's agent or a party's legal representative was unreasonable**. Conduct is unreasonable if it causes undue expense or delay and includes the following:

1. Bringing a frivolous or vexatious application or motion;
2. Initiating an application or any procedure in bad faith;
3. Taking unnecessary steps in a proceeding;
4. Failing to take necessary steps, such as those required by the RTA or Rules;
5. Any misconduct at the hearing or in the proceeding;
6. Raising an issue which is irrelevant to the proceedings and continuing to pursue that issue after the Member has pointed out that it is irrelevant;
7. Asking for adjournments or delays without justification;
8. Failing to prepare adequately for the hearing;
9. Acting contemptuously toward the Member or showing a lack of respect for the process or the Board;
10. Failing to follow the directions of the Member or upsetting the orderly conduct of the hearing; and
11. Maligning another party or unreasonably slurring the character of the other party.

[Emphasis added]

4. I find it reasonable to deny the Landlords request for costs in this particular situation. The Landlords' Legal Representative acknowledged he was aware that the Tenant filed a T2 with the same claims as contained in this T1 application, prior to today's hearing date, and could have also brought this issue forth at the beginning of the hearing but did not.
5. Further, the Landlords chose to retain a legal representative to assist them in defending an application and that representative prepared a defence which resulted in the Landlords out of pocket expenses. I can appreciate the fact that litigation is costly and that sometimes costs are incurred to prepare an adequate defence. However, I am not able to determine that these costs were occasioned by the Tenants' unreasonable conduct. They constitute costs that one would typically expect when obtaining a legal representative for litigation. As such, the request for costs is denied.

It is ordered that:

1. The application having been withdrawn, the LTB's file is closed.

January 16, 2026
Date Issued

Paula West Oreskovich
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.