



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

File Number: LTB-L-099459-23

In the matter of: 6 COURTNEY CRES
ORILLIA ON L3V7Y2

Between: Anthony Tedoldi Landlords
Trishia Tedoldi

And

Daniel Barton Former Tenants
Teghan Warr

On December 19, 2023, Anthony Tedoldi and Trishia Tedoldi (the 'Landlords') applied for an order requiring Daniel Barton and Teghan Warr (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe. (L10 application)

As part of the L10 application filed, the Landlords also applied for an order requiring the Former Tenants to pay the Landlords' reasonable out-of-pocket costs that are the result of the Former Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This L10 application was heard by videoconference on December 22, 2025.

Only one of the Landlords, Anthony Tedoldi, and the Landlords' Legal Representative, Pattie Watson, attended the hearing.

As of 9:22 am when this matter was called forward, the Former Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Landlords. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlords' evidence. I confirm that no one for the Former Tenants appeared in the videoconference room for the duration of the hearing block.

Determinations:

1. As explained below, the Landlords proved the rent/compensation and unpaid utility allegations contained in the L10 application on a balance of probabilities. The order below sets out the amounts the Former Tenants owe the Landlords.
2. I am satisfied that the Landlords served the Former Tenants with the L10 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. I am also satisfied that the Landlords served the Former Tenants with the L10 application and Notice of Hearing using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.
4. These documents were mailed to the Former Tenants' current address on November 13, 2025, meaning that the documents are deemed served on November 18, 2025.
5. Based on the Landlords' submissions, I find the Former Tenants vacated the rental unit on September 30, 2023.
6. I find the L10 application was filed within one year after the Former Tenants ceased to be in possession of the rental unit.

Rent and daily compensation owing

7. The Landlords submitted that the tenancy began on November 1, 2022 by way of a signed 1-year lease (term ending on October 31, 2023). A copy of the lease was entered into evidence as exhibit LL#1.
8. The lawful rent was \$2,000.00. It was due on the 1st day of each month.
9. The Landlords' claim under this category in the L10 application is for monthly rents for July 2023, August 2023 and September 2023.
10. The Landlords further explained they had served an N4 notice of termination on the Former Tenants on August 20, 2023, containing a termination date of September 2, 2023.
11. The Landlords also submitted that the last month's rent deposit of \$2,000.00 was applied against June 2023, but they did not calculate or pay any interest on the deposit.
12. Interest on the rent deposit, in the amount of \$29.04 is owing to the Former Tenants for the period from November 1, 2022 to May 31, 2023 (as the deposit was used to cover June 2023 rent). This interest is to be accounted for as a credit to the rent arrears account of the Former Tenants.
13. The Landlords also submitted the Former Tenants did pay a total of \$980.00 to the Landlords between January 10, 2024 and March 21, 2024, to address the outstanding arrears, but after that nothing further was paid.
14. Based on the uncontested submissions, I find the tenancy ended on September 30, 2023, as a result of the Former Tenants moving out in response to an N4 notice of termination.
15. The Landlords incurred costs of \$186.00 for filing the L10 application and are entitled to reimbursement of those costs by the Former Tenants (reference: LTB Interpretation Guideline no. 3).
16. The net amount of rent arrears owing to September 30, 2023 are \$5,176.96, inclusive of filing costs. See Schedule 1 below for the detailed calculations.

Compensation for unpaid utility costs

15. The Landlords confirmed that under the tenancy agreement (LL#1), the Former Tenants were responsible to pay 100% of the electricity utility costs and 50% of the gas (heat) and water utility costs.
16. The Landlords submitted the Former Tenants failed to pay their 50% portion of gas and water bills, namely, \$141.68 in gas costs and \$71.50 in water costs, for a total of \$213.18. Exhibit LL#2 (copies of gas and water bills) was led into evidence to show the amounts owing, which were incurred by the Landlords.
17. Based on the uncontested submissions, I find the Landlords incurred reasonable out-of-pocket expenses of \$213.18 as a result of the Former Tenants' failure to pay heat (gas) and water costs as shown in LL#1.

It is ordered that:

1. The Former Tenants shall pay to the Landlord \$5,206.00, which represents rent and filing costs owing up to September 30, 2023.
2. The Landlords owe the Former Tenants \$29.04 which is the amount of the interest on the last month's rent deposit that was used to cover June 2023, and this is deducted from the amount owing by the Former Tenants.
3. The Former Tenants shall also pay to the Landlords \$213.18, which represents the reasonable out-of-pocket expenses the Landlords incurred as a result of the unpaid utility costs.
4. The total amount the Former Tenants owe the Landlords \$5,390.14. See Schedule 1 below for the calculation details.
5. If the Former Tenants do not pay the Landlords the full amount of \$5,390.14 owing on or before January 31, 2026, the Former Tenants will start to owe interest. This will be simple interest calculated from February 1, 2026 at 4.00% annually on the balance outstanding.

January 16, 2026

Date Issued

Alex Brkic

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 (next page).

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenants must pay the Landlords:

Rent charged and owing to September 30, 2023	\$6,000.00
Amount paid by Tenants after September 30, 2023	-\$980.00
L10 application Filing Fee	\$186.00
Total Rent amount and Filing Fee owing to the Landlords	\$5,206.00
Less the amount of the interest on the last month's rent deposit (from November 1, 2022 to May 31, 2023)	- \$29.04
Net rent amount owing by the Former Tenants after the deposit interest is subtracted:	\$5,176.96
Utility Costs owing by the Former Tenants to the Landlords	\$213.18
Total Rent and Utilities owing by the Former Tenants to the Landlords – set out in the order above:	\$5,390.14