



Order under Section 88.2 Residential Tenancies Act, 2006

File Number: LTB-L-039615-25-AM

In the matter of: Basement, 1412 Lakefield St
Oshawa ON L1J3Y9

Between: Tricia Douglas Landlord
DAVIS DOUGLAS

And

CONNOR KELLY Former Tenant
KARA ALCORN

Pursuant to a request from the Landlord the order has been amended to correct a clerical error. Specifically, the total amount owing has been corrected to reflect the correct total. Deletions have been struck through and amendments bolden and underlined. Otherwise, the order is unchanged.

Tricia Douglas and DAVIS DOUGLAS (the 'Landlord') applied for an order requiring CONNOR KELLY and KARA ALCORN (the 'Former Tenants') 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 December 23, 2025, at 09:00 am.

Only the Landlord Representative Tricia Douglas attended the hearing.

As of 09:30 am, the Former Tenants were 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.
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. I am satisfied that the Landlord served the Former Tenant with the 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 served on September 30, 2025 by email to the email addresses that the Former Tenants had consented to service of documents by, as supported by the lease entered in evidence, during the course of the tenancy.
5. The Former Tenants vacated the rental unit on May 31, 2024.
6. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.

Compensation for unpaid utility costs

8. The Former Tenants failed to pay heat, electricity and water costs that they were required to pay under the terms of the tenancy agreement. Specifically, this was supported by a copy of the lease, communications between the Landlord and Former Tenants and the invoices entered in evidence.
9. The Landlord incurred reasonable out-of-pocket expenses of \$536.30 as a result of the Former Tenants failure to pay heat, electricity and water costs as supported by the invoices entered in evidence.

Rent Deposit

12. The last month's rent deposit was applied to May 2024 rent.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$536.30, which represents the reasonable out-of-pocket expenses the Landlord incurred as a result of the unpaid utility costs.
2. The Former Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Former Tenants owe the Landlord is ~~\$554.90~~ **\$722.30**

4. If the Former Tenants do not pay the full amount owing on or before January 18, 2026, they will start to owe interest. This will be simple interest calculated from January 19, 2026, at 4.00% annually on the balance outstanding.

January 7, 2026

Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

January 23, 2026

Date Amended Issued

Kelly Delaney

Member, Landlord and Tenant Board

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:

Utility Costs	\$536.30
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$554.90 <u>\$722.30</u>