



**Order under Section 69 / 88.2 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-047724-25

In the matter of: 529 MILLARS SOUND WAY
NEPEAN ON K2J6K4

Between: JASVINDER SINGH GHUMAN Landlords
KULJIT KAUR GHUMAN

And

LAURA JEFF CAROLYN Tenants
MATTHEW DENNIS FAURNIER

JASVINDER SINGH GHUMAN and KULJIT KAUR GHUMAN (the 'Landlords') applied for an order to terminate the tenancy and evict LAURA JEFF CAROLYN and MATTHEW DENNIS FAURNIER (the 'Tenants') because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has wilfully or negligently caused damage to the premises.

The landlords also applied for an order requiring the Tenants to pay the Landlords' reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The Landlords also applied for an order requiring the Tenants to pay the Landlords' reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

This application was heard by videoconference on January 7, 2026.

Only the Landlord, Jasvinder Singh Ghuman, and the Landlords' legal representative, Ravinder Malik, attended the hearing.

As of **1:12pm**, the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. 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 per the amended application filed on July 30, 2025, the Landlords request to withdraw their damage claim and their request to withdraw termination of the tenancy is granted.

2. As per the amended application filed on July 30, 2025 and additionally amended on September 26, 2025, I am granting the amended application and they are further amended to correct the billing period outstanding to be from their occupancy date of March 17, 2023 to the period ending September 1, 2025. I also find the total amount to be \$4,235.29 based on the utility bills provided. The Landlord's request for the additional late payment charges totalling \$23.90 relating to the bills dated May 24, 2023 and January 17, 2024 is denied.
3. Based on the uncontested evidence of the Landlord, I find that the Tenants failed to pay for the water/wastewater costs that they were required to pay under the terms of the tenancy agreement. I accept the Landlords evidence that they followed up by text to the Tenants requesting the bi-monthly amounts and the Tenants failed to pay any amount to the Landlords for the bills despite their knowledge of them and their lease obligation.
4. The Landlords have incurred reasonable out-of-pocket expenses of \$4,235.29 as a result of the Tenants' failure to pay the water/wastewater bills as they have become due and owing for the period of March 17, 2023 to September 1, 2025. Copies of the paid bills were submitted into evidence at the hearing.
5. The Landlords claim for the additional bill dated November 7, 2025 for \$221.47 is denied as they admitted that they had not provided a copy of the bill to the Tenants with an additional request to amend the application to claim them.
6. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Landlords' claim for termination of the tenancy and damages is withdrawn.
2. The Tenants shall pay to the Landlord \$4,235.29, which represents the reasonable out-of-pocket expenses the Landlords have incurred as a result of the unpaid utility costs.
3. The Tenants shall also pay to the Landlords \$186.00 for the cost of filing the application.
4. The total amount the Tenants must pay the Landlords is \$4,421.29.
5. If the Tenants do not pay the Landlords the full amount owing on or before March 7, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 8, 2026 at 4.00% annually on the balance outstanding.

February 24, 2026
Date Issued

Terri van Huisstede
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.