



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

File Number: LTB-L-097323-25

In the matter of: #MAIN, 16 MELODY RD
NORTH YORK, Ontario ON M9M1C7

Between: Mohammad Adnan Syed Landlord

And

Eyup Aktan Tenants
Gulbahar Aktan

Mohammad Adnan Syed (the 'Landlord') applied for an order to terminate the tenancy and evict Eyup Aktan and Gulbahar Aktan (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

The Landlord also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket expenses that are the result of the 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 February 24, 2026. Only the Landlord attended the hearing.

As of 9:28 a.m., 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 explained below, the Landlord has proven on a balance of probabilities the claim for compensation in the application. Therefore, the Tenants must pay to the Landlord, \$2,399.00 in unpaid utility and the cost of filing the application.
2. The Tenants were in possession of the rental unit on the date the application was filed. The Tenants vacated the rental unit on January 11, 2026. The LTB sent the Notice of Hearing via email to the Tenants on December 2, 2025.
3. The Tenants failed to pay internet, electricity, and water costs that they were required to pay under the terms of the tenancy agreement.

4. The Landlord has incurred reasonable out-of-pocket expenses of \$ 2,213.00 as a result of the Tenants' failure to pay the utility costs. The Tenants are responsible for 85% of the utility costs and the outstanding amount to January 11, 2026, are as follows:
 - a. **Enbridge (\$423.08)**: \$35.16 on September 11, 2025; \$55.49 on October 10, 2025; \$94.48 on November 7, 2025; \$111.16 on December 10, 2025; and \$126.79 on January 9, 2026.
 - b. **Water and Waste (\$723.20)**: \$332.94 on September 25, 2025; and \$390.26 on January 20, 2026.
 - c. **Internet (\$252.00)**: \$63.00 on October 1, 2025; November 1, 2025, December 1, 2025, and January 1, 2026
 - d. **Enercare (\$208.64)**: \$52.16 on October 7, 2025, November 7, 2025, December 7, 2025; and January 7, 2026.
 - e. **Toronto Hydro (\$606.08)**: \$132.57 on October 20, 2025; \$149.40 on November 11, 2025; \$149.55 on December 17, 2025; and \$174.56 on January 20, 2026
5. The Tenants will be ordered to pay \$2,213.00 to the Landlord in addition to the \$186.00 cost of filing the application.
6. The Landlord collected a rent deposit of \$400.00 from the Tenants and interest on the rent deposit, in the amount of \$8.33 is owed to the Tenants. The Landlord testified that this amount has been applied to the last month of the tenancy.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 11, 2026.
2. The Tenant shall pay to the Landlord \$2,399.00, which represents:
 - \$2,213.00 for the reasonable out-of-pocket expenses the Landlord has incurred as a result of the unpaid utility costs, and
 - \$186.00 for the cost of filing the application.
3. If the Tenant does not pay the Landlord the full amount owing on or before March 14, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 15, 2026, at 4.00% annually on the balance outstanding.

March 3, 2026
Date Issued

 Jitewa Edu
 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.