



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

File Number: LTB-L-088998-25

In the matter of: 2, 176 CHRISTINA ST S
SARNIA ON N7T2N1

Between: Eric Gontorwon Duahn Landlord

And

Jeremy Baldwin Tenant
Rebecca Lea Rabideau

Eric Gontorwon Duahn (the 'Landlord') applied for an order to terminate the tenancy and evict Jeremy Baldwin and Rebecca Lea Rabideau (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 claimed compensation for each day the Tenant remained in the unit after the termination date.

Eric Gontorwon Duahn (the 'Landlord') also applied for an order requiring Jeremy Baldwin and Rebecca Lea Rabideau (the 'Tenant') 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 4, 2026.

Only the Landlord attended the hearing.

As of 9:55 a.m., the Tenant was 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. At the beginning of the hearing, the Landlord sought to only obtain an order for monetary compensation, as they have already received an order from the Board in relation to termination of the tenancy.

2. As explained below, the Landlord has proven on a balance of probabilities the claim for compensation in the application. Therefore, the Tenant must pay the Landlord \$1,086.00 including costs.
3. The Tenant was in possession of the rental unit on the date the application was filed.
4. The Tenant failed to pay electricity costs for the rental unit that they were required to pay under the terms of the tenancy agreement.
5. The Landlord provided testimony and documentation evidence to support that the Tenant failed to pay the Bluewater Power bills that were provided to the Tenant totalling \$900.00.
6. The Landlord has incurred or will incur these reasonable out-of-pocket expenses.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$900.00, which represents the reasonable out-of-pocket expenses the Landlord has incurred or will incur as a result of the unpaid utility costs.
2. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Tenant must pay the Landlord is \$1,086.00.
4. If the Tenant does not pay the Landlord the full amount owing on or before March 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 31, 2026 at 4.00% annually on the balance outstanding.

March 19, 2026
Date Issued

Samantha Greaves
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.