



Order under Section 88.2 Residential Tenancies Act, 2006

Citation: Sharma v Morales, 2026 ONLTB 27637

Date: 2026-04-08

File Number: LTB-L-042652-25

In the matter of: 52, 180 HOWDEN BLVD
BRAMPTON ON L6S0E6

Between: Ankur Sharma
Deepika Sharma
Landlords

And

Victoria Morales
Cristian Morales
Former Tenants

Ankur Sharma and Deepika Sharma (the 'Landlords') applied for an order requiring Victoria Morales and Cristian Morales (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 application was heard by videoconference on March 25, 2026.

Only the Landlords attended the hearing.

As of 9:48 a.m., 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

Determinations:

1. As explained below, the Landlords proved the allegations contained in the application on a balance of probabilities. T
2. I am satisfied that the Landlords served the Former Tenants 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 Landlords served the Former Tenants 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 January 20, 2026 by handing them to the Former Tenants.
5. The Former Tenants vacated the rental unit on March 31, 2025.
6. The application was filed within one year after the Former Tenants ceased to be in possession of the rental unit.

Compensation for unpaid utility costs

8. The Former Tenants failed to pay water costs that they were required to pay under the terms of the tenancy agreement.
9. A copy of the tenancy agreement was presented as evidence (DOC-7637783). The Former Tenants were required to pay for water, as set out in clause 6 of the tenancy agreement.
10. The Landlords presented letters from the Region of Peel dated April 27, 2023, October 23, 2023, April 24, 2024, July 23, 2024, and February 3, 2025 confirming that more than the claimed \$1,457.89 in water charges incurred during the tenancy were unpaid and past due. The Former Tenants failed to pay these bills as required (DOC-7637895). The Landlords presented evidence that, by the end of the tenancy, the total unpaid water bills for the unit were actually \$1,500.29, however, the Landlords only claimed \$1,457.89. I did not consider amending the application at the hearing given that the Former Tenants were not present to give submissions, and no request to amend was made until the hearing was almost complete.
11. The Former Tenants failed to pay this \$1,500.29 for water bills, and the Landlords paid this amount (see DOC-7637895, pp. 13-14). The Landlords are entitled to recover the entire claimed amount of \$1,457.89.
12. The Landlords incurred costs of \$201.00 to file this application, and are entitled to recover this amount.

It is ordered that:

1. The Former Tenants shall pay to the Landlords \$1,457.89, which represents the reasonable out-of-pocket expenses the Landlords incurred as a result of the unpaid utility costs.
2. The Former Tenants shall pay to the Landlords \$201.00 for the cost of filing the application.
3. The total amount the Former Tenants owe the Landlords is \$1,658.89.
4. If the Former Tenants do not pay the Landlords the full amount owing on or before April 19, 2026, the Former Tenants will start to owe interest. This will be simple interest calculated from April 20, 2026 at 4.00% annually on the balance outstanding.

April 8, 2026
Date Issued

Mark Melchers
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.