



Order under Section 88.2 Residential Tenancies Act, 2006

File Number: LTB-L-024217-25

In the matter of: Guest House, 18696 THE GORE RD
CALEDON EAST ON L7K2M7

Between: Vince A Borg Landlord

And

Alison Nearingburg-Wells Tenant

Vince A Borg (the 'Landlord') applied for an order requiring Alison Nearingburg-Wells (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs 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.

The application was heard by videoconference on March 31, 2026. The Landlord's legal representative Preston Haynes, the Landlord, and the Tenant's legal representative Kyla Jamieson attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenant acknowledges that they have failed to pay the hydro utility costs as required under the terms of the tenancy agreement and owe \$3,244.88 to the Landlord to March 31, 2026.
2. The Landlord also incurred costs of 186.00 for filing the application and is entitled to reimbursement of those costs.
3. The total amount the Tenant owes the Landlord is \$3,430.88.

On consent of the parties, it is ordered that:

1. On or before April 15, 2026, the Tenant shall pay to the Landlord \$2,000.00 for unpaid hydro bills for the period ending March 31, 2026 and the cost of filing the application.
2. If the Tenant makes the payment to the Landlord in full and on time pursuant to paragraph 1, the Landlord shall waive the remaining balance of the hydro utility arrears and costs owing.

3. If the Tenant fails to make the payment to the Landlord in full and on time pursuant to paragraph 1, on April 16, 2026 the entire balance of the utility arrears and costs in the amount of \$3,430.88 shall become due and owing to the Landlord. The Tenant will also start to owe interest. This will be simple interest calculated from April 16, 2026 at 4.00% annually on the balance outstanding.

April 9, 2026
Date Issued

Sandra Sabourin
Hearings Officer, 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.