



Order under Section 69 / 88.2 Residential Tenancies Act, 2006

Citation: FAN v CLODD, 2026 ONLTB 28008

Date: 2026-04-17

File Number: LTB-L-106229-25

In the matter of: 12 FRED MASON ST
KESWICK ON L4P0G1

Between: RONG FAN Landlord

And

TERRY CLODD Tenant

RONG FAN (the 'Landlord') applied for an order to terminate the tenancy and evict TERRY CLODD and (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.

RONG FAN (the 'Landlord') also applied for an order requiring TERRY CLODD (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 March 31, 2026.

The Landlord's representative, Zhaohui (David) Lui, and the Tenant attended the hearing.

Preliminary Issue:

1. The Tenant requested that the application be amended to reflect that Amanda Murr was severed from the tenancy agreement in the Fall 2025 and moved out of the rental unit in January 2026.
2. The Landlord confirmed this was the case and that they were proceeding only against the existing Tenant, and so the application was amended on consent.

Determinations:

1. The Tenant vacated the rental unit on January 20, 2026. Given this, the only portion of the Landlord's application to be determined is his request for 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.
2. It is undisputed that the Tenant is required to pay utilities (water) under the terms of the tenancy agreement. The Landlord admitted into evidence water bills from April 2025, October 2025 and November 2025 in the amount of \$1,012.06. The Tenant did not dispute with the amount owing.
3. The Tenant shall pay the Landlord \$1,012.06 for the outstanding water bills.
4. The Landlord incurred costs of \$186.00 for the application filing fee and is entitled to reimbursement of these costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$1,012.06, 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. If the Tenant does not pay the Landlord the full amount owing on or before June 12, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 13, 2026 at 4.00% annually on the balance outstanding.

Vanessa Davies

April 17, 2026
Date Issued

Vanessa Davies
Member, Landlord and Tenant Board

Dawn Sullivan
Vice-Chair, 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.