



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

File Number: LTB-L-105632-25

In the matter of: 33 REDPATH DR
Ottawa ON K2G6E4

Between: Harinder Singh Chhina Landlord

And

Scott Gorman Tenant

Harinder Singh Chhina (the 'Landlord') applied for an order requiring Scott Gorman (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 April 15, 2026.

Only the Landlord attended the hearing.

As of 9:39 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. As explained below, the Landlord has proven on a balance of probabilities the claim for compensation in the application. Therefore, the Tenant shall pay to the Landlord \$1,581.47 on or before May 1, 2026.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant failed to pay 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 \$1,395.47 as a result of the Tenant's failure to pay water costs. The Landlord stated that the City of Ottawa has advised him that this amount for outstanding water bills has been transferred to his property tax bill.
5. 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 \$1,395.47, 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 \$1,581.47.
4. If the Tenant does not pay the Landlord the full amount owing on or before May 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 2, 2026 at 4.00% annually on the balance outstanding.

April 20, 2026
Date Issued

Lisa Del Vecchio
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.