



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

File Number: LTB-L-101275-25

In the matter of: 242 Park
Oshawa ON L1J4M1

Between: Anil Thomson Rastogi Landlords
Puahpa Thomson Rastogi

And

NIKKI Doukakis Tenants
ODYSSEAS Doukakis

Anil Thomson Rastogi and Puahpa Thomson Rastogi (the 'Landlords') applied for an order requiring Nikki Doukakis and Odysseas Doukakis (the 'Tenants') to pay the Landlords' reasonable out-of-pocket expenses that are the result of the 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 April 15, 2026.

The Landlords and the Tenants attended the hearing.

Determinations:

1. John Doukakis and Nick Doukakis are removed as Tenants in this application as they are not named in the Agreement to Lease (the 'Agreement') provided into evidence by the Landlords (DOC-7727784) as Tenants nor did they sign that Agreement.
2. As explained below, the Landlords have proven on a balance of probabilities the claim for compensation in the application. Therefore, the Tenants shall pay \$6,826.03 to the Landlords.
3. The Tenants were in possession of the rental unit on the date the application was filed.
4. There was no dispute that the Tenants are responsible for the water utility at the rental unit. The Tenants stated that they did not believe they were also responsible for sewage charges as well. As per the Agreement between the parties under section 6 - Services and Costs, it was clearly set out that the Tenants were responsible for both "Water and Sewage Charges". Additionally, there was no dispute that the Tenants paid for both of these services in the past and only stopped paying due to financial hardship.

5. The Landlords submitted that the total utility costs paid by them to date was \$6,826.03, being \$6,168.88 the amount claimed in the application and \$657.15 representing the costs for the most recent water utility bill (January 23, 2026). The Tenants did not dispute amending the amount to include this additional bill.
6. Based on the evidence before me, I was satisfied that the Tenants failed to pay water costs that they were required to pay under the terms of the tenancy agreement.
7. The Landlords have incurred reasonable out-of-pocket expenses of \$6,826.03 as a result of the Tenants' failure to pay water costs. The Landlords provided copies of the water utility bills and their statement of taxes in support of these expenses for the period of time the Tenants failed to pay the water utility into evidence (DOC-7727807, 7727812, 7727837, 6905887, 7727866, 7727872, 6905909, 6901038, 7727893).
8. The Tenants stated that they fell on financial hardship. The male Tenant is receiving ODSP at approximately \$800.00 per month and the female Tenant is working earning approximately \$2,600.00 per month. They initially disputed the amount of the water bills as they believed an unrepaired leaking toilet causing additional utility costs, but they backed off this statement. They requested a repayment plan of \$500.00 a month to pay off the outstanding amount.
9. The Landlords stated that the debt is owing for a number of years and they would like the full amount to be paid within six months.
10. There is no dispute that the amount is owed to the Landlord and the water utility arrears started accruing in 2022. Given this, I was satisfied that the Landlords are entitled to payment of this amount as requested within six months of today's date.

It is ordered that:

1. The Tenants shall pay to the Landlord \$6,826.03, which represents the reasonable out-of-pocket expenses the Landlords have incurred or will incur as a result of the unpaid utility costs.
2. If the Tenant does not pay the Landlord the full amount owing on or before October 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from October 16, 2026 at 4.00% annually on the balance outstanding.

April 22, 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.