



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

File Number: LTB-L-044665-25

In the matter of: 11 ENID CRES
NORTH YORK ON M6B1R9

Between: Henry Yan Ming Wang Landlord

And

Jonathan Fields Former Tenant

Henry Yan Ming Wang (the 'Landlord') applied for an order requiring Jonathan Fields (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former 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 26, 2026.

Only the Landlord's legal representative, Yun Tao Li attended the hearing.,

As of 11:22am, the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord. 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 proved the allegations contained in the application on a balance of probabilities.
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing at least 30 days before the hearing and 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.
3. The Landlord's legal representative submitted evidence that the Former Tenant responded to the Landlord's service by email.
4. The Former Tenant vacated the rental unit on December 1, 2024.
5. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.

Compensation unpaid utilities

8. The Landlord claims the Former Tenant failed to pay utility costs that they were required to pay under the terms of the tenancy agreement.
9. The Landlord incurred reasonable out-of-pocket expenses of \$1,601.21 as a result of the Former Tenant's failure to pay the water bill.
10. The Landlord submitted evidence (DOC-7376389) to support the claim for the unpaid utility amount.
11. With the totality of the uncontested evidence and submissions before me and on a balance of probabilities I find the Landlord has proved the Former Tenant failed to pay the water bill and the reasonable out-of-pocket expenses as a result of the Former Tenant's failure to pay the water bill.
12. There is no last months rent deposit.
13. This order contains all reasons for the determinations and order made. No further reasons will be issued.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$1,601.21, which represents the reasonable out-of-pocket expenses the Landlord incurred as a result of the unpaid utility costs.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Former Tenant owes the Landlord is \$1,787.21.
4. If the Former Tenant does not pay the Landlord the full amount owing on or before May 3, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from May 4, 2026 at 4.00% annually on the balance outstanding.

April 22, 2026
Date Issued

Greg Brocanier
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.