



Order under Section 88.2 Residential Tenancies Act, 2006

Citation: IRF PROPERTIES INC. v Wilson, 2026 ONLTB 31935

Date: 2026-04-23

File Number: LTB-L-108097-25

In the matter of: 95 Edinburgh Road South
Guelph ON N1H5P5

Between: IRF PROPERTIES INC. Landlord

And

Natasha Wilson Tenant

IRF PROPERTIES INC. (the 'Landlord') applied for an order requiring Natasha Wilson (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 14, 2026.

Only the Landlord, represented by Ian Farley, attended the hearing.

As of 10:42 AM, 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. The Landlord did not seek termination of the tenancy.
2. As explained below, the Landlord has proven on a balance of probabilities the claim for compensation in the application. Therefore, the Tenants shall be ordered to pay the outstanding amounts owing.
3. The Tenant was in possession of the rental unit on the date the application was filed.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Landlord collected a rent deposit of \$1,600.00 on August 31, 2020 from the Tenant and this deposit is still being held by the Landlord.

6. The Tenant failed to pay heat, electricity and/or water costs that they were required to pay under the terms of the tenancy agreement.
7. The Landlord has incurred or will incur reasonable out-of-pocket expenses of \$8,298.88 as a result of the Tenant's failure to pay heat, electricity and/or water costs.
8. The Tenant overpaid an amount of \$2,449.00 towards arrears and the Landlord indicated that it was agreed that this amount will be credited against the utilities owing.

It is ordered that:

1. The Tenant shall pay to the Landlord \$8,298.88, 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 receive credit in the amount of \$2,449.00 against the unpaid utility costs.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. The total amount the Tenant must pay the Landlord is \$6,035.88.
5. If the Tenant does not pay the Landlord the full amount owing on or before May 4, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 5, 2026 at 4.00% annually on the balance outstanding.

April 23, 2026
Date Issued

Jeanie Theoharis
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.

