



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-041833-25

In the matter of: B, 158 PROSPECT ST
NEWMARKET ON L3Y 3T6

Between: Tin Fong Yvonne Lau Landlord

and

Kyleigh Sheridan Tenant

Tin Fong Yvonne Lau (the 'Landlord') applied for an order to terminate the tenancy and evict Kyleigh Sheridan (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.

The Landlord also applied for an order requiring 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 resolved by order LTB-L-041833-25 issued on October 21, 2025.

On November 25, 2025, the Board granted interim order LTB-L-041833-25-RV-IN2 cancelling order LTB-L-041833-25 issued on October 21, 2025 and directing a rehearing of the application.

The application returned before me in videoconference room 103 on May 5, 2026 to be reheard.

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

As of 1:29 pm, 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's uncontested evidence, corroborated by documentary proof filed, proves on a balance of probabilities that the Landlord incurred reasonable out-of-pocket expenses in

the amount of \$3,929.81 as a result of the Tenant's failure to pay electricity costs for the period August 2024 to October 2025 that the Tenant was responsible for under the tenancy agreement.

2. With reference to the criteria in Rule 15 of the Board's *Rules of Procedure*, I granted the Landlord's request to amend in the form delivered on February 12, 2025.
3. The Tenant was in possession of the rental unit on the date the application was filed.
4. The Tenant vacated the rental unit on November 1, 2025. The Landlord therefore withdrew the request for termination.
5. The Landlord also withdrew the claim for daily compensation because her claims for arrears of rent/compensation will be adjudicated in her section 69 application currently pending before the Board under file number LTB-L-072458-25.

It is ordered that:

1. The application is amended to claim \$3,929.81 for unpaid utility charges under section 88.2 of the *Residential Tenancies Act, 2006*.
2. The Tenant shall pay to the Landlord \$3,929.81 which represents the reasonable out-of-pocket expenses the Landlord has incurred or will incur as a result of the unpaid utility costs.
3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
4. The total amount the Tenant must pay the Landlord is \$4,115.81.
5. If the Tenant does not pay the Landlord the full amount owing on or before May 23, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 24, 2026 at 4.00% annually on the balance outstanding.

May 12, 2026
Date Issued

Nersi Makki
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.