



Order under Section 69 / 88.2 Residential Tenancies Act, 2006

Citation: 828558 ONTARIO INC. v REYES, 2026 ONLTB 40684

Date: 2026-05-25

File Number: LTB-L-012491-26

In the matter of: 511D SUNNYDALE PL
WATERLOO ON N2L4S9

Between: 828558 ONTARIO INC. Landlord

And

Douglas Reyes Tenants
Damariz Delgadillo

828558 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Douglas Reyes and Damariz Delgadillo (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex have substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenants have been persistently late in paying the Tenant's rent.

The Landlord also applied for an order requiring the Tenants to pay the Landlord's 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 23, 2026.

Only the Landlord's legal representative, Brittany Colley, attended the hearing.

The hearing was scheduled to begin at 9:00am. As of 10:21am, the Tenants were 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. At the hearing, the Landlord sought the consent of the Board to withdraw the application to terminate the tenancy.

2. Pursuant to subsection 200(4) of the *Residential Tenancies Act, 2006* (the 'Act'), I consented to the Landlord's request to withdraw this portion of their application. This means the Landlord did not present evidence or make submissions regarding the allegations contained in the N5 or N8 notices of termination.
3. The remaining portion of the Landlord's application concerns the Tenants' failure to pay utility bills. At the hearing, the Landlord provided a copy of the lease agreement which confirms that the Tenants are responsible for paying the utility bills. The Landlord also provided a copy of an invoice from the utility provider which confirms that the Tenants have failed to pay \$1,243.65 for utilities.
4. Based on the evidence before me, I am satisfied on the balance of probabilities that the Tenants have failed to pay the utility bills. This means the Landlord is entitled to claim the reasonable costs for the unpaid utilities in the amount of \$1,243.65. An order will issue accordingly

It is ordered that:

1. The Tenants shall pay to the Landlord \$1,243.65, 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 Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
3. If the Tenants fail to pay to the Landlord the full amount owing on or before June 5, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 6, 2026, at 4.00% annually on the balance outstanding.

May 25, 2026
Date Issued

Laura Hartslief
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.