



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

File Number: LTB-L-023452-26

In the matter of: 414 HIGHLAND RD
PETERBOROUGH ON K9H5J7

Between: TVM COURTYARD INC Landlord

And

JOSEPH LACHMANN Tenant

TVM COURTYARD INC (the 'Landlord') applied for an order requiring JOSEPH LACHMANN (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 May 21, 2026.

Only the Landlord's agent, Sid Green, attended the hearing.

As of 10:14 a.m., 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. As explained below, the Landlord has proven on a balance of probabilities the grounds for the claim for compensation in the application arising from unpaid utility costs. Therefore, the Tenant shall pay the Landlord \$3,852.06.
2. The Tenant was in possession of the rental unit on the date the application was filed.

Daily compensation, NSF charges, rent deposit

3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

Compensation for unpaid utilities

4. The Landlord submitted that, under the terms of the tenancy agreement, the Tenant was responsible for the payment of utility costs.
5. The Landlord provided evidence of email communications from February 19, 2026, requesting that the Tenant place the utilities in their own name again and pay outstanding balances. The Landlord submitted that the Tenant failed to comply with these requests. A copy of this email communication was submitted into evidence.
6. The Landlord incurred out-of-pocket expenses for utility services, including water, in the total amount of \$3,666.06. Copies of invoices for July 2025, September 2025, November 2025, and January 2026 were filed in evidence. The Landlord testified that these invoices were forwarded to the Tenant, but no payment was made.
7. I am satisfied that the Tenant was responsible for these utility costs under the tenancy agreement and failed to pay them.
8. I therefore find that the Landlord has incurred reasonable out-of-pocket expenses in the amount of \$3,666.06 as a result of the Tenant's failure to pay utility costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$3,666.06, 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 also pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Tenant must pay the Landlord is \$3,852.06.
4. If the Tenant does not pay the Landlord the full amount owing on or before June 6, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 7, 2026 at 4.00% annually on the balance outstanding.

May 26, 2026
Date Issued

Teresa Hunt
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.