



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

File Number: LTB-L-029949-26

In the matter of: 9160 BLENCARN CRT
WINDSOR ON N8S4L3

Between: JOSHUA DUGGAN Landlords
ALEXANDER DUGGAN

And

TYRELL HILL Tenants
HALLEY ALLARD

JOSHUA DUGGAN and ALEXANDER DUGGAN (the 'Landlords') applied for an order requiring TYRELL HILL and HALLEY ALLARD (the 'Tenants') to pay the Landlords' 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 June 3, 2026.

Only the Landlords' representative, Richard Lammers, attended the hearing.

As of 9:32 a.m., 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 Landlords' evidence.

Determinations:

1. The Tenants was in possession of the rental unit on the date the application was filed.
2. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.

Compensation for unpaid utilities

3. The Tenants failed to pay utility costs that they were required to pay under the terms of the tenancy agreement. The submitted into evidence a copy of the lease agreement. The lease agreement stated that the Tenants were responsible for paying 75% of the total utility bills.

4. The Landlords has incurred reasonable out-of-pocket expenses of \$2,304.95 as a result of the Tenants' failure to pay utility costs. From December 22, 2025 up to May 2026, the Landlords have incurred reasonable out-of-pocket expenses. The Landlords submitted into evidence a copy of all utility bills the Tenants had failed to pay their portion (which was 75%) of the total bills.
5. Based on the uncontested evidence of the Landlords, I am satisfied that the Tenants failed to comply with the terms in their lease agreement and failed to pay 75% of the total utility costs from December 2025 to May 2026. The Tenants shall pay the Landlords \$2,304.95 for their portion of the utility costs and \$186.00 for the cost of filing the application.

It is ordered that:

1. The Tenants shall pay to the Landlords \$2,304.95, which represents the reasonable out-of-pocket expenses the Landlords have incurred or will incur as a result of the unpaid utility costs.
2. The Tenants shall pay to the Landlords \$186.00 for the cost of filing the application.
3. If the Tenants do not pay the Landlords the full amount owing on or before June 23, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 24, 2026 at 4.00% annually on the balance outstanding.

June 12, 2026
Date Issued

Vishal Nanda
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.