



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

**File Number:** LTB-L-019043-26

**In the matter of:** 452 NELSON ST  
SARNIA ON N7T5K6

**Between:** Real Property Management Riverview Landlord

**And**

Stephen Boomer  
Felicia Sitzes Tenants

Real Property Management Riverview (the 'Landlord') applied for an order requiring Stephen Boomer and Felicia Sitzes (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 May 6, 2026.

Only the Landlord's legal representative Dan Schofield, and the Landlord's agent Tyler Cooze attended the hearing.

As of 9:44 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 Landlord's evidence.

**Determinations:**

1. As explained below, the Landlord has proven on a balance of probabilities the outstanding utility charges owed by the Tenants. Accordingly, the Tenants are ordered to pay to the Landlord \$1,865.67 on or before June 27, 2026.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on March 28, 2026.

Compensation for Unpaid Utilities

4. The Tenants failed to pay water costs that they were required to pay under the terms of the tenancy agreement.

5. The Landlord submitted a copy of the tenancy agreement that shows the Tenants are responsible for payment of all utility charges.
6. The Landlord's evidence is that the water bill has been transferred into their ownership, and the Landlord requested a final bill that was sent on March 30, 2026, showing outstanding water charges of \$1,865.67.
7. The final account was served to the Tenants, and I am satisfied that it is appropriate to amend the application to reflect the current water charges owed by the Tenants.
8. Accordingly, based on the uncontested evidence before me, I find that the Landlord will incur reasonable out-of-pocket expenses of \$1,865.67 as a result of the Tenants' failure to pay water costs.

Costs

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

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated as of March 28, 2026.
2. The Tenant shall pay to the Landlord \$1,646.66, 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 Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. The total amount the Tenants must pay the Landlord is \$1,832.66.
5. If the Tenants do not pay the Landlord the full amount owing on or before June 27, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 28, 2026, at 4.00% annually on the balance outstanding.

**June 16, 2026**  
**Date Issued**

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Kyle McGraw  
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.