



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-027576-26

In the matter of: 2, 12 Kent St
QUEENSTON ON L0S1J0

Between: Jennifer Voogt
Sophia Voogt
Tenants

And

Mariel Borelli
Landlord

Jennifer Voogt and Sophia Voogt (the 'Tenant') applied for an order determining that Mariel Borelli (the 'Landlord') collected or retained money illegally.

This application was mediated by videoconference on June 17, 2026. All of the parties attended. The parties reached settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

Agreed Upon Terms:

1. The Tenants moved into the unit on April 7, 2025 and continues to reside in the unit.
2. The monthly rent is \$1,480.00 due on the 1st of each month. Effective July 1, 2026, the monthly rent is \$1,511.08.
3. According to the lease provisions, the Tenants are responsible for the monthly hydro costs over \$80.00. The electrical meter related to their unit covers the electrical costs for the unit and for the common areas. For the period April 7, 2025 to February 28, 2026, the Tenants paid the Landlord additional hydro costs in the amount of \$340.98. They received subsequent invoices for the period ending today, which they did not pay.
4. The Landlord agrees to: (1) refund the additional hydro costs the amount of \$340.98 (2) waive the subsequent invoice(s) for additional hydro usage for the period ending today and (3) stop charging for additional hydro overages related to the current electrical coverages.
5. The Tenants agrees to waive the Tenants' application cost of \$53.00.
6. The Landlord will e-transfer Jennifer Voogf \$340.98 on or before June 30, 2026.
7. This resolves the issues raised in the application.

On consent, it is ordered that:

1. The Landlord shall pay the Tenants is \$340.98 on or before June 30, 2026 to reimburse the Tenants for additional hydro costs for the period April 7, 2025 to February 28, 2026.
2. If the Landlord does not pay the Tenants the full amount owing by June 30, 2026, the Landlord will owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

June 25, 2026

Date Issued

Shawn Hayman

Hearings Officer, 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.