



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

File Number: LTB-L-039084-26

In the matter of: Main, 51 MCCONKEY PL
BARRIE ON L4N6H3

Between: Sara Conde Landlord
Xuan Nghia Terry Le

And

Jose Octavio Gonzalez Sanchez Tenant
Robin Lynn Telford

Sara Conde and Xuan Nghia Terry Le (the 'Landlord') applied for an order requiring Jose Octavio Gonzalez Sanchez and Robin Lynn Telford (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 June 23, 2026.

Only the Landlord Sara Conde attended the hearing.

As of 9:46 am, 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.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for the claim for compensation in the application. Therefore, the Tenant shall pay to the Landlord \$3,933.42.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on May 31, 2026.

4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Landlord testified that the Tenant failed to pay heat, electricity and/or water costs that they were required to pay under the terms of the tenancy agreement. Specifically, the Tenant failed to pay \$545.35 for Enbridge and \$3,202.07 to Alectra. Copies of the bills were submitted as evidence.
6. Based on the uncontested evidence before me, I find that the Landlord has incurred reasonable out-of-pocket expenses of \$3,747.42 as a result of the Tenant's failure to pay heat, electricity and/or water costs.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of May 31, 2026.
2. The Tenant shall pay to the Landlord \$3,747.42, 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 Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. The total amount the Tenant must pay the Landlord is \$3,933.42.
5. If the Tenant does not pay the Landlord the full amount owing on or before July 11, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 12, 2026 at 4.00% annually on the balance outstanding.

June 30, 2026
Date Issued

Brenda Mercer
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.