



**AUG 11, 2023**

**Order under Section 69 / 88.2  
Residential Tenancies Act, 2006**

**Citation:** Li v Qiao, 2023 ONLTB 56206

**Date:** 2023-08-11

**File Number:** LTB-L-036510-22

**In the matter of:** 22, 15 EATON PARK LANE  
Scarborough ON M1W0A5

**Between:** Xiangdong Li Landlord

**And**

Xiao li Qiao Tenant

Xiangdong Li (the 'Landlord') applied for an order to terminate the tenancy and evict Xiao li Qiao (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The Landlord also applied for an order requiring 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 28, 2023.

The Landlord and the Tenant attended the hearing.

**Determinations:**

1. As explained below, the Landlord has proven on a balance of the claim for compensation in the application.
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 July 4, 2022 (see LTB-L-011511-22-RV issued on October 31, 2022).
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Tenant failed to pay heat, electricity and/or water costs that they were required to pay under the terms of the tenancy agreement.

6. The Landlord has incurred reasonable out-of-pocket expenses of \$698.51 as a result of the Tenant's failure to pay heat, electricity and/or water costs.

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$698.51, 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 owes the Landlord is \$884.51.
4. If the Tenant does not pay the Landlord the full amount owing on or before August 22, 2023, the Tenant will start to owe interest. This will be simple interest calculated from August 23, 2023 at 6.00% annually on the balance outstanding.



**August 11, 2023**

**Date Issued**

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Egya Sangmuah

Vice Chair, 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.