



## Order under Section 88.2 Residential Tenancies Act, 2006


File Number: LTB-L-030088-23

**In the matter of:** Main unit, 14 MANN ST  
BOWMANVILLE ON L1C2H5

**Between:** Zuhua Luo

**And**

Lisa Ann Tapp, Joseph Bradley

I hereby certify this is a  
true copy of an Order dated  
**May 2, 2024**  
  
Landlord and Tenant Board

Landlord

Tenant

Zuhua Luo (the 'Landlord') applied for an order requiring Lisa Ann Tapp (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 April 22, 2024.

The Landlord and the Tenant attended the hearing.

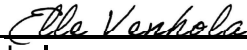
At the hearing, the parties consented to the following order. I was satisfied that each party voluntarily entered into the agreement based on their fully informed consent.

**It is ordered on consent that:**

1. The monthly cost the Tenant shall pay for utilities under the tenancy agreement, including heat, electricity and water is \$320.00 per month.
2. The Tenant shall pay to the Landlord \$6,984.00 for costs of utilities owing up to and including April 30, 2024.
3. The Tenant shall also pay \$186.00 to the Landlord for the cost of filing the application.
4. Commencing on May 1, 2024, and on the 1<sup>st</sup> day of each consecutive month thereafter, the Tenant shall pay to the Landlord the monthly utility cost by guaranteed funds, such as e-transfer. The Tenant shall also identify on the payment form, or by email to the Landlord, the billing period to which the utility payment is be applied.
5. The Landlord shall provide the Tenant with a receipt, or written confirmation of receipt, for each utility payment. The Landlord shall maintain a separate ledger to record the utility charges and payments for the Tenant's account and, upon a request by the Tenant, shall provide a copy of the account ledger to the Tenant.

6. If the Tenant does not pay the Landlord the full amount owing in paragraphs 2 and 3 above, on or before June 23, 2024, the Tenant will start to owe interest. This will be simple interest calculated from June 24, 2024 at 7.00% annually on the balance outstanding.

**May 2, 2024**  
**Date Issued**

  
\_\_\_\_\_  
Elle Venhola  
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.