



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-016595-26

In the matter of: 314D, 253 College St.
Toronto, ON M5T 1R5

Between: K.H. College Street Inc. Landlord

And

Nicole Ma Tenant

K.H. College Street Inc. (the 'Landlord') applied for an order requiring Nicole Ma (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on May 4, 2026.

Only the Landlord's Legal Representative, Darren Colley, attended the hearing.

As of 10:19 a.m., the Tenant was not present, nor 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 of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from December 1, 2025, to May 31, 2026.
3. The lawful rent is \$2,024.00. It is due on the 1st day of each month.
4. The Tenant has paid \$4,048.00 to the Landlord after the application was filed.
5. The rent arrears owing to May 31, 2026, are \$6,072.00.
6. 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 Tenant shall pay to the Landlord \$6,258.00. This amount includes rent arrears owing up to May 31, 2026, and the cost of the application.

2. If the Tenant does not pay the Landlord the full amount owing on or before May 24, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 25, 2026, at 4.00% annually on the balance outstanding.

May 13, 2026
Date Issued

Benjamin Seigel
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.