



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

File Number: LTB-L-020696-26

In the matter of: 806, 1209 RICHMOND ST
LONDON ON N6A3L7

Between: WBH SOMERSET LONDON INC. Landlord

And

KYLE COOKSON Tenant

WBH SOMERSET LONDON INC. (the 'Landlord') applied for an order requiring KYLE COOKSON (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on May 14, 2026.

Only the Landlord's representative, Mark Ciobotaru, and the Landlord's agent, Corey Cochrane, attended the hearing.

As of 1:46 p.m., 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.

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 October 1, 2025 to May 31, 2026.
3. The lawful rent is \$1,424.89. It is due on the 1st day of each month.
4. The Tenant has paid \$156.18 to the Landlord after the application was filed.
5. The rent arrears owing to May 31, 2026 are \$10,774.40.
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 \$10,960.40. 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 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.

May 20, 2026
Date Issued

Vishal Nanda
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.