



**Order under Section 87 / 88.2 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-072390-24

In the matter of: 371 ALFRED ST
KINGSTON ON K7K4H6

Between: André Tessier
Beth Sills Landlord

And

Nicodeme Kwemo
Ajang Dut Chol
Isaiah Leonardi
Kirk Jean-Baptiste Former Tenant
Darien Newell
Aidan Simpson

André Tessier and Beth Sills (the 'Landlord') applied for an order requiring Nicodeme Kwemo, Ajang Dut Chol, Isaiah Leonardi, Kirk Jean-Baptiste, Darien Newell and Aidan Simpson (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

André Tessier and Beth Sills (the 'Landlord') applied for an order requiring Nicodeme Kwemo, Ajang Dut Chol, Isaiah Leonardi, Kirk Jean-Baptiste, Darien Newell and Aidan Simpson (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

André Tessier and Beth Sills (the 'Landlord') applied for an order requiring Nicodeme Kwemo, Ajang Dut Chol, Isaiah Leonardi, Kirk Jean-Baptiste, Darien Newell and Aidan Simpson (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was heard by videoconference on August 13, 2025.

The Landlord, the Landlord's legal representative, Daria Berezowska, and the Former Tenant, Isaiah Leonardi, Nicodeme Kwemo, Kirk Jean-Baptiste, and Aidan Simpson, attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$12,766.00 to settle this application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - Commencing on or before September 30, 2025 and continuing on or before the last day of each and every month up to and including August 31, 2026, the amount of \$1000.00; and
 - On or before September 30, 2026, the amount of \$766.00.
3. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing the date following the breach and the Tenant will start to owe interest at a rate of 4.00% per annum on the balance outstanding.

January 5, 2026
Date Issued

Colin Elsby

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.

