



Order under Section 87(1)
Residential Tenancies Act, 2006

File Number: LTB-L-077475-25
LTB-T-058065-25

In the matter of: 91 COLBORNE ST
KINGSTON, ON, K7K1C8

Between: Darnell Rubio Landlord

and

Raisa Tannur Salam Tenants
Kamryn Woods
Naomi Cleverdon
Fenna Robertson
Isabelle Wildenboer
Eva Vujosevic

- [1] Darnell Rubio (the 'Landlord') applied for an order requiring Raisa Tannur Salam, Kamryn Woods, Naomi Cleverdon, Fenna Robertson, Isabelle Wildenboer and Eva Vujosevic (the 'Tenants') to pay the rent that the Tenants owe. (LTB-L-077475-25)
- [2] The application was scheduled to be heard by video conference on February 02, 2026. The Landlord was represented by licensed paralegal Lisa Barder. The Tenants were present and Naomi Cleverdon was also represented by Allegra Osborne and Sean Richey.
- [3] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [4] At the mediation, the parties agreed to also discuss the Tenants' T6 application (LTB-T-058065-25) which was scheduled for a hearing on February 24, 2026.
- [5] The parties agreed to resolve all the issues in the applications and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent of the parties, it is ordered that:

1. The Tenants' tenancy at 91 Colborne shall terminate on April 30, 2026, by 12:00 PM.
2. The last month's rent on file will be applied to April 2026 rent.
3. The Landlord would agree to abate 100% of rent charged for February 2026 and March 2026, to resolve all issues related to the tenancy.
4. The Tenants will pay the outstanding rental amount for September 2025, October 2025, November 2025, and December 2025, amounting to \$9,017.36, by February 6, 2026.
5. The Tenants will pay the outstanding rental amount for January 2026, less interest owed on last month's rent, amounting to \$2,940.98 by February 6, 2026.
6. The Tenants will pay the L9 filing fee, amounting to \$186.00, by February 6, 2026.
7. If the Tenants fail to make payment in accordance with paragraph 4, 5 or 6 of this Order, and by the date required, then the balance owing under paragraph 4, 5 and 6 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006.
8. The Tenants will no longer pursue property inspections by Kingston Property Standards, the Electrical Safety Authority, or an independent Home Inspector.
9. The Tenants will withdraw their T6 application, which is application number LTB-T-058065-25.

February 11, 2026

Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Nick Vescio
Hearing Officer, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.