



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-086919-25-SA

In the matter of: 305, 223 QUEEN MARY RD
KINGSTON ON K7M2B1

Between: MBK PROPERTY RENTALS INC. Landlord

And

WANDA TOOKE Tenant

MBK PROPERTY RENTALS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict WANDA TOOKE (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on October 6, 2025 with respect to application LTB-L-024902-25.

The Landlord's application was resolved by order LTB-L-086919-25, issued on October 27, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-086919-25.

This motion was heard by videoconference on December 1, 2025. The Landlord's representative Shasta Pearson, and the Tenant represented by William Florence, attended the hearing,.

Determinations:

1. The Tenant consented an order where the Tenant should not permit Raven Cassibo into the Tenant's rental unit. The Tenant was also ordered not to scream, yell, or engage in any alterations.
2. The Landlord alleges that on October 5, 2025 the Tenant was yelling and screaming. The Landlord did not pursue this allegation at the hearing.
3. The Landlord also alleges that the Tenant permitted Ranen Cassibo into the rental unit.
4. There is no dispute that Raven Cassibo was in the residential complex and that she was removed from the rental unit by the police. A video introduced as evidence shows that Raven Cassibo was removed by the police from the rental unit. The video also shows Ms. Cassibo's mother, Jamie Rosaleen Cassibo, with her as she was being removed. Testimony and evidence of the arrest record shows that Jamie Rosaleen Cassibo, listed the Tenant's rental unit as her principal residence. The Tenant agreed that her daughter resides with her in the rental unit.

5. The Landlord's witness, Meegan Smith, who resides in a rental unit at the far end of the hallway from the Tenant's unit, the person who took the video of Raven Cassibo being removed by police, testified that she heard three voices coming from the Tenant's unit.
6. The Tenant testified that she was asleep after a night of drinking and did not hear what was going on and did not know that Raven Cassibo was in the unit.
7. Considering the fact that nobody was the Tenant when the police arrived, I find on a balance of probabilities, that the Tenant did not permit Raven Cassibo into the rental unit.
8. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-086919-25.
9. Considering the evidence before me, I find it reasonable to amend order LTB-L-024902-25 to include additional terms.

It is ordered that:

1. The motion to set aside Order LTB-L-086919-25, issued on October 27, 2025, is granted.
2. Order LTB-L-086919-25, issued on October 27, 2025, is set aside and cannot be enforced.
3. Order LTB-L-024902-25 is amended to include in paragraph 1 that the Tenant, an occupant of the rental unit, or someone the Tenant permits into the rental unit or into the residential complex.

February 13, 2026

Date Issued

Greg Joy

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.

