



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-079129-25

LTB-L-099839-25

In the matter of: 1, 25 MCLEOD ST
Ottawa ON K2P0Z4

Between: Kirstin Loates Tenant
Sabrina Medinski

And

Susanna Rodriguez Landlord

Kirstin Loates and Sabrina Medinski (the 'Tenant') applied for an order determining that Susanna Rodriguez (the 'Landlord'):

- collected or retained money illegally; (T1 application) and
- gave a notice of termination in bad faith (T5 application).

This application was heard at an adjudicative case conference by videoconference on February 10, 2026.

The Landlord also applied for an order requiring KIRSTIN LOATES and SABRINA MEDINSKI (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 (L10 application, LTB-L-099839-25).

The parties mutually agreed to resolve all matters at issue in these applications and requested the assistance of a Hearings Officer to write an order on consent through the Online Dispute Resolution process.

By videoconference on March 13, 2026, the parties met with a Hearings Officer. The Landlord's legal representative, Andrea Parodis and the Tenant attended the meeting.

As a result of the resolution discussion, the parties requested an order on consent, and I was satisfied that the parties understood the terms and consequences of their consent.

The hearings for these applications are cancelled.

Agreed Facts:

1. Parties agree that the tenancy ended on July 14, 2025, which is the date the Tenant vacated the rental unit.
2. The Tenant sought to withdraw their T5 application pursuant to LTB-T-079129-25.
3. The Landlord sought to withdraw their L10 application LTB-L-0099839-25.
4. Parties agree to waive the filing fee for all applications mentioned in this Order.
5. Parties agree that this agreement resolves all issues arising out of this tenancy and neither party will pursue any action against the other before the Landlord and Tenant Board in relation to this tenancy.

On consent of the parties, it is ordered that:

1. Applications LTB-T-079129-25 and LTB-L-099839-25 are withdrawn.
2. The Landlord shall pay to the Tenant the sum of \$1,790.16 in satisfaction of the Tenant's T1 application LTB-T-079129-25, before the Board.
3. The Landlord shall pay the Tenant the full amount set out in paragraph 2 of this order by March 18, 2026.
4. If the Landlord does not pay the Tenant the full amount owing by March 18, 2026, the Landlord will owe interest. This will be simple interest calculated from March 19, 2026 at 4.00% annually on the balance outstanding.

March 20, 2026
Date Issued

Britney Sooknanan
Hearings Officer, 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.