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**IN THE COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY**
**FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**
**TRIAL DIVISION – CIVIL**

DOCKETED
OCT 26 2026
R. POSTELL
COMMERCE PROGRAM

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| DAWN COLBOURNE, CASEY ALLISON, PORTER GRANT, and all others similarly situated, Plaintiff, | : | MARCH TERM, 2025 |
| | : | NO. 01907 |
| | : | CLASS ACTION |
| v. | : | Control Nos.: 26096292, 26104358 |
| ODIN PROPERTIES LLC, et al. Defendants. | : | |

**ORDER**

**AND NOW**, this 26th day of October, 2026, upon consideration of the plaintiffs' Motion for an Award of Attorneys' Fees and Costs and Service Awards to Settlement Class Representatives, plaintiffs' Motion for Final Approval of Class Action Settlement with defendants Odin Properties LLC, Odin Management LLC, Fernrock Apartments 2 LP, and PT Fernrock Apartments 2 LLC (the "Defendants"), and the Class Action Settlement Agreement (the "Settlement Agreement") attached as Exhibit C to the Motion for Final Approval, and after a hearing, the Court finds the following facts:

1. On July 30, 2026, this Court entered an Order preliminarily approving the parties' settlement and directing that notice be provided to the members of the settlement class (collectively, the "Settlement Class") in accord with the notice plan set forth in the Settlement Agreement and pursuant to the Pennsylvania Rules of Civil Procedure;

2. Notice of the settlement was provided to members of the Settlement Class in accord with Pennsylvania Rule of Civil Procedure 1714(c) and the requirements of due process, and the class members have been afforded the opportunity to object to the settlement or to exclude themselves from the settlement; and





3. No class members asked to be excluded from the Settlement Class, and none objected to the settlement.

Based upon those facts and the parties' submissions, it is **ORDERED** that the Motion for Final Approval and the Motion for Attorneys' Fees and Service Awards are **GRANTED**, the class settlement is **FINALLY APPROVED** as fair, reasonable, and adequate subject to the following conditions being fulfilled by the parties, and the Court further **ORDERS** that:

1. Defendants shall forgive certain unpaid rent and late fees charged to Settlement Class Members and provide cash refunds to each Settlement Class Member allocated *pro rata* in accord with the terms of the parties' Settlement Agreement;

2. The requested attorneys' fees are reasonable, and Defendants shall pay the Public Interest Law Center, on behalf of all Settlement Class Counsel, $20,000.00 in attorneys' fees and costs pursuant to Pennsylvania Rule of Civil Procedure 1717 in full satisfaction of all claims by any class members, class counsel, or any other plaintiff's counsel for attorneys' fees and/or costs in any way related to this settlement and the claims asserted against Defendants in this action;

3. Defendants shall also pay named plaintiffs Dawn Colbourne, Casey Allison, and Porter Grant $2,000.00 each as a service award in accord with the terms of the parties' Settlement Agreement;

4. With respect to any settlement funds remaining because of any uncashed checks, such funds shall be paid fifty percent (50%) to the Pennsylvania IOLTA Board and fifty percent (50%) to Community Legal Services of Philadelphia in accord with the terms of the parties' Settlement Agreement and Pennsylvania Rule of Civil Procedure 1716;

5. The Court retains jurisdiction over this action for the purpose of enabling any of the settling parties to apply to this Court for such further orders and directions as may be necessary

and appropriate for the construction, modification, or enforcement of the Settlement Agreement or this Order; and

6. Upon proper forgiveness, refund, and payment of the above amounts pursuant to the terms of the Settlement Agreement and this Order, the claims in this action asserted against defendants Odin Properties LLC, Odin Management LLC, Fernrock Apartments 2 LP, and PT Fernrock Apartments 2 LLC are dismissed with prejudice.

**BY THE COURT:**

**CRUMLISH, III, J.**