



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-052649-25

In the matter of: 612, 105 THE QUEENSWAY
TORONTO ON M6S5B5

Between: SHAYAN HODAI Tenant

And

PROPERTY MANAGEMENT TORONTO INC. Landlord

SHAYAN HODAI (the 'Tenant') applied for an order determining that PROPERTY MANAGEMENT TORONTO INC. (the 'Landlord') (T2 Application):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

The Tenant also applied for an order determining that the Landlord failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (T6 Application).

An Adjudicative Case Conference (ACC) was held by videoconference on December 22, 2025.

The Tenant, the Landlord's legal representative, D. Coulson, and the Landlord's agent, P. Marchese, attended the hearing.

The parties before the Board consented to the following order. I was satisfied the parties understood the consequences of the joint submission.

On consent it is ordered that:

1. The Landlord has compensated the Tenant for the allegations contained in the application.
2. At the hearing, the Tenant sought to withdraw the application and I consented to the request.
3. The application having been withdrawn, the LTB's file is closed.

January 9, 2026
Date Issued

Mayra Sawicki
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.