



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-067138-25
LTB-L-065590-25

In the matter of: 4415 TRAILMASTER DR
MISSISSAUGA ON L5V1E6

Between: Wadim Polonski Tenant

And

Fadi Atassi Landlord
Hanadi Fahim

Wadim Polonski (the 'Tenant') applied for an order determining that Fadi Atassi and Hanadi Fahim (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.

L10 Application

Hanadi Fahim and Fadi Atassi (the 'Landlord') applied for an order requiring Vadim Polonski and Olga Uryupina (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on January 28, 2026.

The Landlord's legal representative, Ramadevi Gavisetty, the Landlords, and the Tenant Wadim Polonski, attended the hearing.

The Parties before the Board consented to the following:

On consent, it is ordered:

1. On or before February 2, 2026, the Landlord shall pay the Tenant \$5,300.00 by e-transfer to personal@viohost.com.
2. The parties agreed that this will resolve all issues pertaining to the tenancy, including the Landlord's L10 application file # LTB-L-065590-25.

January 30, 2026
Date Issued

Teresa Hunt
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.