



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

File Number: LTB-T-065785-25

In the matter of: 605, 323 COLBORNE ST
LONDON ON N6B3N8

Between: Prayas Vadlakonda Tenant

And

Larlyn Property Management Ltd. - London Landlord

Prayas Vadlakonda (the 'Tenant') applied for an order determining that Larlyn Property Management Ltd. - London (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.

An Adjudicative Case Conference ('ACC') was held by videoconference on March 2, 2026.

The Tenant and the Landlord's legal representative, Amanda Winch, attended the ACC.

At the ACC, the parties consented to the following order.

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$890.14. This amount represents a rent abatement and the reasonable out-of-pocket expenses that the Tenant incurred.
2. The amount set out in paragraph 1 of this order shall be paid immediately in the form of a credit on the Tenant's rental ledger.
3. The Landlord shall replace the blinds in the bedroom of the rental unit on or before March 31, 2026.
4. If the Landlord does not complete the repairs set out in paragraph 3 of this order by March 31, 2026, the Tenant is entitled to a 10% rent abatement beginning on April 1, 2026 until the repairs are complete.
5. The Landlord shall replace the filter in the rental unit's air conditioning unit on or before March 23, 2026.

6. If the Landlord does not replace the filter as set out in paragraph 5 of this order by March 23, 2026, the Tenant is entitled to a 5% rent abatement beginning on March 24, 2026 until the filter is replaced.

March 4, 2026
Date Issued

Mark Melchers
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.