



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

**File Number:** LTB-T-021328-25

**In the matter of:** 413, 875 Kennedy RD  
Scarborough ON M1K2G1

**Between:** Abraham Zain Tenant

**And**

Advent Property Management Services Landlord

Abraham Zain (the 'Tenant') applied for an order determining that Advent Property Management Services (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 was held by videoconference on March 31, 2026.

The Landlord's agent, Dawn Buckley, the Landlord's legal representative, Cathy Corsetti, and the Tenant attended the hearing.

1. At the case conference, the Tenant sought to withdraw the application, and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

**April 2, 2026**  
**Date Issued**

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Colin Elsby  
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.