



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-077196-25

In the matter of: 3, 80 INDIAN GROVE
TORONTO ON M6R2Y4

Between: Anna Gryszkiewicz Tenant

And

Property Management Toronto Landlord

Anna Gryszkiewicz (the 'Tenant') applied for an order determining that Property Management Toronto (the 'Landlord'):

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

This application was heard by videoconference on April 23, 2026.

The Landlord, the Landlord's Representative, Daniel Coulson, and the Tenant attended the hearing.

The parties came before me to request to resolve the application with the following consent. I was satisfied that the parties understood the consequences of their joint submission.

On consent, it is ordered that:

1. On or before April 24, 2026, the Landlord shall pay to the Tenant the amount of \$100.00, via email transfer.
2. If the amount in paragraph 1 is not paid by April 24, 2026, the Landlord shall owe to the Tenant the amount of \$160.00, payable immediately.
3. Commencing April 24, 2026, the Landlord shall notify the Tenant of any future maintenance to be performed in the rental unit and will provide to the Tenant the applicable notifications to support the work to be performed.
4. Commencing April 24, 2026, the Landlord shall schedule a cleaning company to reasonably clean the rental unit within 48 hours after any maintenance has been completed in the rental unit.

5. This order settles all issues with the tenancy between the Landlord and the Tenant to the date of the hearing.

April 29, 2026
Date Issued

Colette Myers
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.

