



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-046158-25

In the matter of: 410, 220 LAKE PROMENADE
ETOBICOKE ON M8W1A9

Between: Shivam grewal
Aman Aman
Kush Dahiya
Tenants

And

Lake Promenade Apartments Limited
Landlord

Shivam grewal, Aman Aman and Kush Dahiya (the 'Tenants') applied for an order determining that Lake Promenade Apartments Limited (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 April 29, 2026.

The Tenants and the Landlord's Legal Representative, Howard Levenson, attended the ACC.

At the ACC, the parties consented to the following order. I was satisfied that the parties understood the terms of the consent and the consequences of them.

Agreed upon facts & Amendment:

1. The Tenants vacated the rental unit on December 30, 2025.
2. The Landlord's Legal Representative submitted that the landlord as named in the application, Comptent Management Inc ('CMI') was incorrect. In this regard, CMI was the property manager and Lake Promenade Apartments Limited was the landlord in the lease agreement, a copy of which was filed with the Board.
3. In light of this, it was suggested that the application be amended to reflect the correct landlord. Both parties agreed. Accordingly, the application and style of cause have been amended.

It is ordered on consent that:

1. In full and final satisfaction of the Tenants' application, the Landlord shall not collect or attempt to collect any payments, charges or fees whatsoever from the Tenants with respect to or in relation to treatments of the rental unit for pests.

May 7, 2026
Date Issued

Rachel Gibbons

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.