



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-085428-25

In the matter of: 2402 Maryvale Court
Burlington ON L7P2P2

Between: Rahim Padamsey Tenant

And

Athena Property Management Landlord

Rahim Padamsey (the 'Tenant') applied for an order determining that Athena Property Management (the 'Landlord') withheld or interfered with their vital services. The Tenant also applied for an order determining that 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.

This application was heard by videoconference on May 14, 2026. Tenant and the Landlord's legal representative, Jackie Struthers, attended the hearing. Amanda Padamsey attended in support of the Tenant.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent of the parties, it is ordered that:

1. The Landlord shall pay the Tenant \$500.00. The Tenant is authorized to deduct this amount from the June 2026 rent.
2. This resolves all issues raised in the Tenant's applications.

May 21, 2026
Date Issued

Dawn Sullivan
Vice Chair, 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.