



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-066112-25

In the matter of: 2610, 7 CRESCENT PL
EAST YORK ON M4C5L7

Between: Daniel zerga Tenant

And

Pinedale Properties Ltd. Landlord

Daniel zerga (the 'Tenant') applied for an order determining that Pinedale Properties Ltd. (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on February 19, 2026.

Only the Landlord's Legal Representative Ben Charlebois and the Landlord's Agent Maria Gambelic attended the hearing.

The Tenant not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. Since the Tenant did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

February 23, 2026
Date Issued

Robert Patchett
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.