



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

File Number: LTB-T-009275-25

In the matter of: 10, 89 WOOLWICH STREET
WATERLOO ON N2K1S5

Between: Ashley Hamdorf Tenant

And

Royal York Property Managment Landlord

Ashley Hamdorf (the 'Tenant') applied for an order determining that Royal York Property Managment (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 March 17, 2026.

Neither the Tenant nor the Landlord present or represented at the hearing as of 11:56 a.m., 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.

March 25, 2026
Date Issued

Nersi Makki
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.