



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-073231-25

In the matter of: Basement, 1427 BIRCHCLIFFE CRT
OSHAWA ON L1J7Z8

Between: Patricia Thompson Tenant

And

Royal York Property Management Landlord

Patricia Thompson (the 'Tenant') applied for an order determining that Royal York Property Management (the 'Landlord') collected or retained money illegally.

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

Neither the Tenant or the Landlord were present or represented at the hearing as of 10:42 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 30, 2026
Date Issued

Carrie Bertrand
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.