



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

File Number: LTB-T-076040-25

In the matter of: 2, 96 BERNARD AVE
RICHMOND HILL ON L4C9Z5

Between: Stuart O'Brien Tenant

And

Mohsen Hanasavha
Royal York Property Management Inc. Landlords

Stuart O'Brien (the 'Tenant') applied for an order determining that Mohsen Hanasavha and Royal York Property Management Inc. (the 'Landlords') collected or retained money illegally.

This application was heard by videoconference on March 25, 2026.

Only the Landlords' legal representatives Naseer Ahmed and Brittney-Rose Ward attended the hearing.

As of 9:41 a.m., the Tenant was 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.

March 27, 2026
Date Issued

Kyle McGraw
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.