



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

**File Number:** LTB-T-084157-25

**In the matter of:** 605, 250 ALBERT STREET  
WATERLOO ON N2L0H5

**Between:** EMMA JORDYN BENAYON BERMAN Tenant

**And**

ROYAL YORK PROPERTY MANAGEMENT Landlord

Emma Jordyn Benayon Berman (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 April 2, 2026.

Only the Landlord's agent, Arif Zukiq and the Landlord's representative, Britteny-Rose Ward attended the hearing. As of 9:30 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.

**April 9, 2026**  
**Date Issued**

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Joshua Labbe  
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.