



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

File Number: LTB-T-094852-25

In the matter of: 15A, 256 JARVIS ST
TORONTO ON M5B2J4

Between: Keisha Williams Tenant

And

Royal York Property Management Landlord

Keisha Williams (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 16, 2026.

Only the Landlord's Legal Representative, Brittney Ward, attended the hearing.

As of 9:42 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.

May 4, 2026
Date Issued

Samantha Greaves
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.