



Order under Section 9(2) Residential Tenancies Act, 2006

Citation: Siddiqui v Alsousi, 2026 ONLTB 1181

Date: 2026-01-12

File Number: LTB-L-095501-25

In the matter of: 1233 Delphi Road
London Ontario N5Y5B3

Between: Shahnaz Siddiqui Landlord

And

Hala Alsousi Tenant

Shahnaz Siddiqui (the 'Landlord') applied for an order to determine whether the *Residential Tenancies Act, 2006* (the 'Act') applies.

This application was heard by videoconference on December 22, 2025.

Only the Landlord attended the hearing.

As of 1:09 p.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. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. Based on the uncontested evidence before me, I am satisfied on a balance of probabilities that the *Residential Tenancies Act, 2006* (the 'Act') does not apply to the relationship between the parties.
2. The Landlord S.S. has lived in the rental unit, a house, for 10 years.
3. The Landlord testified that the Tenant is a roommate who took occupancy of a room in the house on June 1, 2025. The Tenant shares the kitchen and bathrooms with the Landlord.
4. Section 5(i) of the Act states that the Act does not apply to:
 - (i) living accommodation whose occupant or occupants are required to share a bathroom or kitchen facility with the owner, the owner's spouse, child or parent or the spouse's child or parent, and where the owner, spouse, child or parent lives in the building in which the living accommodation is located; ...
5. The arrangements between the parties is consistent with the statutory exemption and I find that the Act does not apply.

It is ordered that:

1. The *Residential Tenancies Act, 2006* does not apply.

January 12, 2026

Date Issued

Elle Venhola

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.