



## **Order under Section 69 Residential Tenancies Act, 2006**

**Citation:** Harkin v Campkin, 2026 ONLTB 3330

**Date:** 2026-01-13

**File Number:** LTB-L-075364-25

**In the matter of:** 74, 525 Meadows Blvd.  
Mississauga ON L4Z1H2

**Between:** Anne-Marie Harkin Landlord

**And**

Carolyn Campkin Tenant

Anne-Marie Harkin (the 'Landlord') applied for an order to terminate the tenancy and evict Carolyn Campkin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on November 19, 2025.

The Landlord and the Tenant attended the hearing.

### **Determinations:**

1. The Landlord filed an L1 application under the Residential Tenancies Act, 2006 (the Act). At the hearing, both parties agreed that the Tenant rents a room in the Landlord's home, that the Landlord resides in the same dwelling, and that the Tenant and Landlord share kitchen facilities.
2. Pursuant to section 5(i) of the Act, the Act does not apply to living accommodation in which the Tenant is required to share a kitchen or bathroom with the owner of the building or a member of the owner's immediate family, where the owner lives in the building. As the rental arrangement in this matter involves the Tenant renting a room in the Landlord's principal residence and sharing kitchen facilities with the Landlord, the tenancy is exempt from the Act.

3. As the Act does not apply to this rental arrangement, the Board does not have jurisdiction to hear the application. Accordingly, the Landlord's L1 application is dismissed.

**It is ordered that:**

1. The Landlord's application is dismissed.

**January 13, 2026**  
**Date Issued**

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Kyle Anderson  
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.