



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-090573-25

In the matter of: 616 Roseheath Dr.
Milton ON L9T4V6

Between: CHIPO MLAMBO Tenant

And

MICHELLE SHERENI Landlord

CHIPO MLAMBO (the 'Tenant') applied for an order determining that MICHELLE SHERENI (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on January 6, 2026.

The Landlord and the Tenant attended the hearing. The Landlord owns the property with two sisters, Michelle Shereni and Winnie Shereni, they were also in attendance.

Determinations:

Preliminary Issue – Rental Unit Exemption

1. Section 5 of the *Residential Tenancies Act, 2006* (the 'Act') outlines a number of exemptions from the Act. Specifically, subsection 5(i) of the Act outlines the following:

This Act does not apply with respect 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; ...

2. As I have found that the rental unit is exempt from the Act pursuant to the Landlords A1 Application – *Application about Whether the Act Applies FORM A1* in LTB-L-106610-25, I do not have jurisdiction to make findings with respect to the Tenant's T2 Application. The Tenant's application must be dismissed.

3. This order contains all of the reasons for the decision within it. No further reasons shall be issued.

It is ordered that:

1. Section 5 (i) of the *Residential Tenancies Act, 2006* applies.
2. The Tenant's application is dismissed.

January 13, 2026

Date Issued

Alicia Johnson

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.