



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-080400-25

In the matter of: 574 DRINKWATER DR
SEVERN ON L3V 7E1

Between: Amin Jahangard Tenant

and

Kirk St.Onge Landlord

Amin Jahangard (the 'Tenant') applied for an order determining that Kirk St.Onge (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.

The Tenant also applied for an order determining that the Landlord collected or retained money illegally.

This application came before me for a mandatory adjudicative case conference in videoconference 134 on January 21, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. The parties confirmed they were required by the terms of their agreement to share a kitchen and that the Landlord owns and lives in the building. Paragraph 5(i) of the *Residential Tenancies Act, 2006* (the 'Act') states that the Act does not apply to living accommodations of this description.
2. This application must be dismissed for want of jurisdiction.

It is ordered that:

1. The application is dismissed.

January 30, 2026

Date Issued

Nersi Makki

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.