



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

**File Number:** LTB-T-072583-25

**In the matter of:** 20 Sassafras road  
Minesing ON L0L1Y3

**Between:** Jordan Burla Tenant

**And**

Tina Singh Landlord

Jordan Burla (the 'Tenant') applied for an order determining that Tina Singh (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on January 21, 2026.

The Landlord and the Tenant attended the hearing.

### **Determinations:**

1. As explained below, the Board cannot consider the Tenant's claim that the Landlord collected rent illegal rent or unlawfully retained the Tenant's last month's rent deposit (LMR) because the by the *Residential Tenancies Act, 2006* (the 'Act') does not apply to this tenancy. Therefore, the application is dismissed.
2. The rental unit was the subject of a month-to-month lease and consisted of a room in a dwelling in which the kitchen and bathroom were shared by the Landlord who is the owner of the property. The Tenant did not have separate kitchen facilities.
3. Section 5(i) of the Act exempts the application of the Act in circumstances where the tenant is "required to share a bathroom or kitchen facility with the owner."
4. Because of the shared use of a kitchen and bathroom between the Landlord and the Tenant, the unit is exempt from the Act. The LTB has no jurisdiction over applications that concern rental units that are exempt from the Act.

**It is ordered that:**

1. The Tenant's application is dismissed.

**February 3, 2026**  
**Date Issued**

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Christina Budweth  
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.