



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

File Number: LTB-L-042162-25

In the matter of: 4, 1100 Hwy 17 W
Iron Bridge ON P0R1H0

Between: Village General Store & Motel Landlord

And

Amanda Inn Tenant

Village General Store & Motel (the 'Landlord') applied for an order to determine whether the *Residential Tenancies Act, 2006* (the 'Act') applies.

This application was heard by videoconference on February 10, 2026.

Only the Landlord's Agent, Dimpi Chaugan and the Landlord's Representative, Jayant Unny attended the hearing.

As of 10:27 a.m., the named 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 evidence before me, I am satisfied on a balance of probabilities that the Act does not apply to the rental unit or residential complex.
2. The rental property as identified in this application comprises of a commercially operated convenience store, gas station, and motel accommodations. The motel consists of five self-contained rooms that are all rented on a short term, and temporary basis.
3. On March 7, 2025, the named Tenant took occupancy of room number 4 for a term commencing March 7, 2025, through to March 30, 2025. The parties negotiated a rental rate of \$23.00 per night and this arrangement did not require any rent deposit, or insurance to be taken out on the Tenant's part. The occupancy was intended as temporary and was not that of a daily, weekly, monthly, or a fixed term tenancy.
4. The property was never advertised as a rental unit, nor did the Landlord at any time agree to enter into a residential tenancy agreement with the Tenant.

5. The Landlord has been running this commercial business for approximately 16 years and has never rented any of the rooms in the property as rental units under the Residential Tenancies Act, as the rooms have always been rented out to the vacationing or travelling public and are occupied for temporary periods of time in the capacity of a commercially operated motel.
6. Based on the uncontested evidence, I am satisfied that the Act does not apply to the rental unit as described in this application. I say this because the rental unit is one of five commercial rooms located within a commercially operated motel. Accordingly, I find that the exemption as provided in section 5 (a) renders the unit exempt under the Act. Therefore, the Act does not apply.

It is ordered that:

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

February 23, 2026
Date Issued

Ilan Shingait
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.