



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-051596-25

In the matter of: 4 EDGEWATER DRIVE
BRIGHTON ON K0K1H0

Between: GENA CHERIAN
VIPIN CHANDRAN RAMACHANDRAN

Tenants

And

DENISE WEDDERBURN
BLUE ANCHOR PROPERTY MANAGEMENT

Landlords

GENA CHERIAN and VIPIN CHANDRAN RAMACHANDRAN (the 'Tenants') applied for an order determining that DENISE WEDDERBURN and BLUE ANCHOR PROPERTY MANAGEMENT (the 'Landlords') collected or retained money illegally.

This application was heard by videoconference on February 18, 2026.

The Landlord's legal representative, Lorrie McCullough as well as the Property Manager, Andrew Fothergill, and the Tenants attended the hearing.

Determinations:

1. As explained below, the Board cannot consider the Tenants' claim that the Landlord collected illegal rent or unlawfully retained the Tenants' last month's rent deposit (LMR) because the *Residential Tenancies Act, 2006* (the 'Act') does not apply to this tenancy. Therefore, the application is dismissed.
2. The rental unit was located in a dwelling in which the Tenants shared a kitchen with the Landlord, Denis Wedderburn, the owner of the property. This arrangement is outlined in the Tenants' application and was confirmed by their oral evidence.
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."

It is ordered that:

1. The Tenants' application is dismissed.

February 25, 2026
Date Issued

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.