



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-007019-25

In the matter of: 1501, 256 LESTER ST
WATERLOO ON N2L0K3

Between: Suji Choi Applicant

And

Sargi Grover Respondent

Suji Choi (the 'Applicant') applied for an order determining that Sargi Grover (the 'Respondent'):

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.

This application was heard by videoconference on March 4, 2026.

Only the Applicant attended the hearing.

As of 1:12 p.m., the Respondent 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 Applicant's evidence.

Determinations:

1. The Applicant confirmed that the Respondent and her reside in an apartment wherein they each have their own bedrooms but share a kitchen and a bathroom.
2. Section 2 of the *Residential Tenancies Act, 2006* (the 'Act') provides that:

In this Act,

"landlord" includes,

(a) the owner of a rental unit or any other person who permits occupancy of a rental unit, other than a tenant who occupies a rental unit in a residential complex and who permits another person to also occupy the unit or any part of the unit,

(b) the heirs, assigns, personal representatives and successors in title of a person referred to in clause (a), and

(c) a person, other than a tenant occupying a rental unit in a residential complex, who is entitled to possession of the residential complex and who attempts to enforce any of the rights of a landlord under a tenancy agreement or this Act, including the right to collect rent;

3. Section 5 (i) of the *Residential Tenancies Act, 2006* (the 'Act') provides that:

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;

4. Given the uncontested evidence of the Applicant that she is required to share a kitchen and/or bathroom with the Respondent, I find that the Act does not apply to this living arrangement and therefore the LTB has no jurisdiction to determine this application.

It is ordered that:

1. The application is dismissed.

March 6, 2026
Date Issued

Lisa Del Vecchio
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.