



Order under Section 31 Residential Tenancies Act, 2006

Citation: Agathos v Thakar, 2026 ONLTB 24482

Date: 2026-03-27

File Number: LTB-T-079210-25

In the matter of: 6 BARKER CRT
BOWMANVILLE ON L1C4M1

Between: Michael Agathos Occupant

And

Swaranjeet Thakar Owner

Michael Agathos (the 'Occupant') applied for an order determining that Swaranjeet Thakar (the 'Owner'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

This application was heard by videoconference on March 19, 2026. The Occupant and the Owner attended the hearing.

Determinations:

Preliminary Issue:

1. The Board raised a preliminary matter based on the contents of the application which indicated that the Occupant shared either a kitchen or bathroom with the Landlord.
2. The Occupant confirmed he shared a kitchen with the Landlord.
3. Section 5(i) of the Residential Tenancies Act ('the Act') set outs the exemptions to the Act, stating that rental units in which the occupant is required to share a kitchen or bathroom with the owner are not subject to the Act. Thus, the Board has not jurisdiction in this matter.
4. The Occupant then requested that the matter be withdrawn. The Owner did not object to the Occupant's request.

It is ordered that:

1. The matter is marked withdrawn at the request of the Occupant.

March 27, 2026
Date Issued

Jane Dean
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.