



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-091303-25

In the matter of: 28 GREGG CRT
KITCHENER ON N2A4B9

Between: Ruturaj Chavda Tenant

And

Nitika Sharma Landlord

Ruturaj Chavda (the 'Tenant') applied for an order determining that Nitika Sharma (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 13, 2026.

The Tenant and the Landlord attended the hearing.

The Tenant spoke with Tenant Duty Counsel.

Determinations:

1. A preliminary issue was addressed at the hearing related to jurisdiction.
2. Subsection 5(i) of the Act stipulates that the Act does not apply to living accommodation where the occupant or occupants are required to share a bathroom or kitchen facility with the owner, the owner's spouse, child or parent, **and** where the owner, spouse, child or parent lives in the building in which the accommodation is located (emphasis added).
3. Additionally, the issue of the tenancy agreement was discussed.
4. The parties understood that the Board lacks the jurisdiction to hear the matter.
5. At the hearing, the Tenant sought to withdraw the application, the Landlord did not object to the request.
6. In accordance with subsection 200(4) of the Act, I consent to the withdrawal of the application.

It is ordered that:

1. The Tenant's application is dismissed.

April 21, 2026
Date Issued

Dana Wren
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.