



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

File Number: LTB-L-058109-25

In the matter of: 326 Park Avenue
North Bay Ontario P1B7L3

Between: Katie Bedard Landlord

And

Linsey Doyle Tenant

Katie Bedard (the 'Landlord') applied for an order to determine whether the *Residential Tenancies Act, 2006* (the 'Act') applies.

This application was heard by videoconference on April 13, 2026 at 09:00 am.

Only the Landlord attended the hearing.

As of 09:30 am, the 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 pursuant to section 5i, the Act does not apply to the rental unit or residential complex.
2. Specifically, it was the Landlord's uncontested testimony that they lived in the rental unit and were required to share both a kitchen and bathroom with the Tenant.
3. It was also their testimony that the Tenant had vacated as of July 5, 2025.
4. Accordingly, based on the above uncontested testimony, I am satisfied on the balance of probabilities that the Landlord and Tenant shared a kitchen and bathroom and as such pursuant to section 5i, the Act does not apply to this tenancy.

It is ordered that:

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

April 23, 2026

Date Issued

Kelly Delaney

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.