



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

**Citation:** Trottier v Negraeff, 2026 ONLTB 36761

**Date:** 2026-05-08

**File Number:** LTB-L-100228-25

**In the matter of:** 26 MANSUR TERRACE  
TORONTO ON M3J3R1

**Between:** Canadian Centre for Men and Families Landlord

**And**

Jesse Alan Negraeff Tenant

Canadian Centre for Men and Families (the 'Landlord') applied for an order to determine whether the *Residential Tenancies Act, 2006* (the 'Act') applies.

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

The Landlord's Agent, Justin Trottier, and the Landlord's Legal Representative, Noah Gordon, attended the hearing. Amarjith Balarishnan attended as a witness for the Landlord.

As of 11:20 a.m., 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.

The terms "Landlord" and "Tenant" are used in this order to facilitate the process.

### **Determinations:**

1. The Landlord filed an A1 application with the Board to determine whether the Act applies to the relationship between the parties.
2. For the reasons that follow, I find the exemption contained in section 5(f) of the Act applies and that the Act does not apply to the subject living accommodations.

### **Background**

3. The Canadian Centre for Men and Families ('CCMF') is a not-for-profit organization registered as a charity under the *Income Tax Act*. The corporation is an emergency shelter

offering short-term living accommodation for men and their families who are victims of domestic violence. The complex consists of six separate bedrooms with private bathroom facilities. The residents share a common living area and kitchen.

Landlord's evidence – Witness, Amarjith Balarishnan ('A.B.')

4. A.B. testified that he was employed by the Landlord as Program Manager from March 2021 to March 2025, and that he presently volunteers at the shelter. He explained that the Landlord operates an emergency shelter exclusively for men and their families who are victims of domestic violence. He further testified that residents may remain at the shelter for periods ranging from one to thirty days, with extensions granted where warranted by the residents' needs.
5. A.B. testified the residents do not pay rent and there is no tenancy agreement between the Landlord and the Tenant. He explained the residents sign an Agreement<sup>1</sup> and Acknowledgement<sup>2</sup> prior to residing in the shelter and the Acknowledgement clearly explains to the residents that the CCMF is a short-term emergency shelter and is exempt from the Act.
6. The Landlord's representative tendered into evidence a screenshot of the CCMF's website<sup>3</sup>, together with their stated Objectives<sup>4</sup>. The contents of the website corroborate the testimony of A.B., describing the CCMF as "a mental health and social service hub delivering programs for boys, men, fathers, and their families." The stated objectives include:
  - 24/7 community-based emergency shelter and crisis support services
  - Provision of residential supports (food, blankets, hygiene products)
  - Canada's first 24 hour/day helpline for male victims of domestic abuse
  - Emergency case management, including safety planning, referrals and system navigation
  - Emergency and ongoing trauma counselling
  - Housing application support
  - Legal clinic and assistance with the justice system
  - Support Group for Male Survivors of Domestic Abuse
  - Fathering After Separation or Divorce

## Analysis and Legislation

7. The Act sets out certain exemptions in section 5, as follows:

This Act does not apply with respect to,

(f) short-term living accommodation provided as emergency shelter

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<sup>1</sup> Evidence of the CCMF – DOC-7799295 – Pages 15 to 19

<sup>2</sup> Evidence of the CCMF – DOC-7799295 – Page 14

<sup>3</sup> Evidence of the CCMF – DOC-7799295 – Page 40

<sup>4</sup> Evidence of the CCMF – DOC-7799295 – Page 59

8. Based on the evidence and submissions before me, I am satisfied that the Landlord is an emergency shelter operating on a not-for-profit basis and is a registered charity.
9. Accordingly, I find that the living accommodation in the shelter is exempt from the Act, pursuant to section 5(f) of the Act.

**It is ordered that:**

1. The Act does not apply.

**May 8, 2026**  
**Date Issued**

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**Susan Priest**  
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.