



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-002375-26

In the matter of: 15, 110 FERGUS AVE
KITCHENER ON N2A0K9

Between: Manpreet Singh Saini Tenant

And

Ranbir Singh Landlord

Manpreet Singh Saini (the 'Tenant') applied for an order determining that Ranbir Singh (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on May 6, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. At the commencement of the hearing, the parties agreed that the agreement formed between the parties was that the Tenant would rent a room from the Landlord, who is the owner of the unit.
2. The agreement was that the Landlord would be residing in the same building/living in a different bedroom and would be sharing a kitchen with the Tenant.
3. Section 5(i) of the *Residential Tenancies Act*, 2006 (the 'Act') states:

"5 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. Accordingly, the Act does not apply to the agreement formed between the parties and I do not have jurisdiction to consider the Tenant's claim.

It is ordered that:

1. The Tenant's application is dismissed.

May 13, 2026
Date Issued

Madeline Ntoukas
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.