



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-000456-26

In the matter of: 1226 LESLIE DR
INNISFIL ON L9S0G3

Between: Anureet Kaur Sandhu Tenant

And

Fariba Morsali Landlord

Anureet Kaur Sandhu (the 'Tenant') applied for an order determining that Fariba Morsali (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on May 28, 2026.

Only the Tenant attended the hearing.

As of 9:33 a.m., the Landlord 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 Tenant's evidence.

Determinations:

1. The Tenant testified at the hearing that she rented a room in the basement of the residential complex where she shared a kitchen with the Landlord.
2. 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;

3. Based on the evidence before me, I find that the Board does not have jurisdiction to consider the Tenant's T1 application because the *Residential Tenancies Act, 2006* (the 'Act') does not apply to this rental unit by virtue of section 5(i) of the Act as the Tenant and the Landlord shared a kitchen facility.

It is ordered that:

1. The Tenant's application is dismissed.

June 3, 2026

Date Issued

Christopher Lin

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.