



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-096161-25

In the matter of: 1414, 103 THE QUEENSWAY
TORONTO ON M6S5B3

Between: Gloria Nambi Tenant

And

Sameer Kara Landlord

Gloria Nambi (the 'Tenant') applied for an order determining that Sameer Kara (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 16, 2026.

Only the Tenant attended the hearing.

As of 10:56 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 rental unit in question is a room in the Landlord's home in which the Tenant and the Landlord would be required to share a kitchen. Given this, I find the living accommodation is exempt from the *Residential Tenancies Act, 2006* (the 'Act') pursuant to section 5(i), which reads as follows:

5 (i) *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. As the rental unit is exempt from the Act, the LTB does not have jurisdiction to hear this matter. The application is therefore dismissed.

It is ordered that:

1. The application is dismissed.

June 8, 2026

Date Issued

Douglas Malanka

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.