



Order under Section 31 Residential Tenancies Act, 2006

Citation: Jeronimo v Jones, 2026 ONLTB 46429

Date: 2026-06-17

File Number: LTB-T-014435-25

In the matter of: 142, 100 Rideau Street
Oshawa ON L1J6P5

Between: Lillian Jeronimo Tenant

And

Jerry Jeronimo Landlord

Lillian Jeronimo (the 'Tenant') applied for an order determining that Jerry Jeronimo (the 'Landlord'):

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on June 8, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

Preliminary issues- Amending the application

1. The Tenant O.C. is a minor child and is, therefore, removed as an applicant party. There is no dispute that J.J. is the only putative Landlord; the evidence is that the named respondent Michael Jones is not an owner, landlord or tenant. As a result, the application is further amended to remove Michael Jones as a respondent party.

The Applicant's standing to bring the T2 application

2. As explained below, the applicant L.J. did not prove that the respondent J.J. is the owner of the property or her Landlord, either of which – if proven – would give her standing to bring this T2 application.

3. L.J. and J.J. are siblings. L.J. does not dispute that J.J. is a Tenant but she is also claiming to be a Tenant. She acknowledged that she is J.J.'s housemate and that she moved into the unit at the invitation of J.J. or by mutual agreement.
4. J.J. disputes that he is the Landlord and that his sister is a Tenant. I accept J.J.'s uncontroverted evidence that he is the proper Tenant in this tenancy. He provided a copy of a letter on company letterhead from his landlord Sterling Karamar, dated April 10, 2026, which confirms that J.J. and an individual named J.D. are the only Tenants under an existing residential lease for this rental unit. I found J.J.'s testimony and documentary evidence to be credible and so I give the Landlord's letter significant weight.
5. L.J. confirmed that she is not listed on J.J.'s lease with Sterling Karamar.
6. The LTB's Interpretation Guideline 21 is a helpful resource for the parties to refer to, and I find it accurately explains the law: an occupant or roommate cannot file an application at the LTB relating to the tenancy against either the Landlord or the Tenant.
7. I find that L.J. is an occupant as contemplated by the *Residential Tenancies Act, 2006* (the 'Act') and is not a Tenant as defined by the Act. Therefore, the application must be dismissed.

It is ordered that:

1. The application is dismissed.

June 17, 2026

Date Issued

Elle Venhola

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.