

Landlord Tenant Board LSO Licensing Practice Exam (Sample)

Study Guide



Everything you need from our exam experts!

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Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

How to Use This Guide

This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:

1. Start with a Diagnostic Review

Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.

2. Study in Short, Focused Sessions

Break your study time into manageable blocks (e.g. 30 - 45 minutes). Review a handful of questions, reflect on the explanations.

3. Learn from the Explanations

After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.

4. Track Your Progress

Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.

5. Simulate the Real Exam

Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.

6. Repeat and Review

Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.

There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!

Questions

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- 1. Which statement correctly reflects the obligation to encourage settlement in ADR?**
 - A. There is no obligation to attempt settlement.**
 - B. Only if the client requests.**
 - C. Encourage settlement even if it harms client.**
 - D. The obligation is to encourage settlement where reasonable.**

- 2. Small Claims proceedings in Ontario are heard in which court?**
 - A. Superior Court of Justice**
 - B. Ontario Court of Justice**
 - C. Federal Court**
 - D. Court of Appeal**

- 3. What is the first thing you do when you meet a potential client?**
 - A. Prepare a retainer agreement.**
 - B. Collect payment upfront.**
 - C. Identify the issues and assess the facts.**
 - D. Introduce the paralegal's credentials.**

- 4. Which statement best defines a legal precedent?**
 - A. A rule created by a single case that binds future decisions**
 - B. A decision used as a basis for deciding later cases**
 - C. A statute enacted by the legislature**
 - D. A temporary injunction issued by a court**

- 5. Which topic is included under Administrative Law according to the material?**
 - A. General Principles, Practice and Theory.**
 - B. Criminal sentencing guidelines.**
 - C. Tax law basics.**
 - D. Maritime navigation rules.**

- 6. Which situation would most clearly constitute a conflict of interest for a paralegal?**
- A. Representing a client in a matter where the paralegal has no conflicting interests.**
 - B. Handling two unrelated matters for the same client with no conflict.**
 - C. Having a close personal or sexual relationship with a client.**
 - D. Accepting a joint retainer with consent from all clients.**
- 7. The Licence Appeal Tribunal primarily hears appeals regarding what?**
- A. Small claims matters.**
 - B. Civil disputes between landlords and tenants.**
 - C. Criminal sentences.**
 - D. Licensing and regulatory decisions.**
- 8. Which action is a typical enforcement step in Provincial Offences Act matters?**
- A. Issuing a fine and enforcing payment**
 - B. Revoking the defendant's license for life**
 - C. Detaining the defendant indefinitely**
 - D. Requiring community service only**
- 9. Who appoints judges to the Superior Court of Justice?**
- A. Federal Government**
 - B. Provincial Government**
 - C. Judicial Appointments Committee**
 - D. City Council**
- 10. Which section of the Charter governs search and seizure powers?**
- A. Section 2**
 - B. Section 12**
 - C. Section 8**
 - D. Section 7**

Answers

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1. D
2. A
3. C
4. B
5. A
6. C
7. D
8. A
9. A
10. C

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Explanations

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1. Which statement correctly reflects the obligation to encourage settlement in ADR?

- A. There is no obligation to attempt settlement.**
- B. Only if the client requests.**
- C. Encourage settlement even if it harms client.**
- D. The obligation is to encourage settlement where reasonable.**

In ADR, there is a duty to encourage settlement when doing so is reasonable and aligned with the client's interests. ADR aims to resolve disputes efficiently and avoid unnecessary litigation, so a lawyer should proactively discuss settlement options, explain potential benefits and risks, and encourage the client to consider settlement negotiations if it makes sense given the facts, the strength of the case, costs, and the client's objectives. This duty isn't about pressuring the client to settle at any cost or only acting if the client asks; nor should it push for a settlement that would harm the client. The phrase "where reasonable" captures balancing the benefits of settlement against the client's best interests, ensuring you promote ADR when it's appropriate but never at the expense of the client.

2. Small Claims proceedings in Ontario are heard in which court?

- A. Superior Court of Justice**
- B. Ontario Court of Justice**
- C. Federal Court**
- D. Court of Appeal**

Small Claims in Ontario are heard in the Ontario Court of Justice. This division handles simple civil disputes with claims up to the statutory limit (currently \$35,000), using a faster, more informal process and without a jury. If a claim exceeds the limit or requires more complex issues, it would proceed in the Superior Court of Justice. The Federal Court handles federal matters, and the Court of Appeal hears appeals from decisions of the lower courts.

3. What is the first thing you do when you meet a potential client?

- A. Prepare a retainer agreement.**
- B. Collect payment upfront.**
- C. Identify the issues and assess the facts.**
- D. Introduce the paralegal's credentials.**

The first thing to do when meeting a potential client is to gather information to identify the issues and assess the facts. This step is the foundation of any legal representation because it lets you understand what legal questions are really at stake, what evidence exists, and what the strengths and weaknesses of the case might be. By identifying the issues and assessing the facts, you can determine whether you can take the matter, what remedies or relief may be available, and what information or documents you'll need next. It also helps you spot any conflicts of interest and decide on the appropriate scope of representation. Preparing a retainer agreement or collecting payment upfront is premature before you've clearly identified the issues and confirmed that you will represent the client. Introducing the paralegal's credentials at the initial meeting is not necessary for addressing the client's immediate legal needs and can come across as irrelevant to the case at this stage. In a landlord-tenant scenario, starting with a solid fact-finding and issue-identification conversation ensures you understand the tenancy problem, dates, notices, and potential remedies before outlining next steps.

4. Which statement best defines a legal precedent?

- A. A rule created by a single case that binds future decisions**
- B. A decision used as a basis for deciding later cases**
- C. A statute enacted by the legislature**
- D. A temporary injunction issued by a court**

A legal precedent is a court decision that serves as a guide for deciding later cases with similar facts. Through the doctrine of stare decisis, higher court decisions bind lower courts within the same jurisdiction, creating a predictable body of law. The part of the decision that actually resolves the dispute—the ratio decidendi—becomes the binding rule for future rulings, while other remarks (obiter dicta) are not binding but may be persuasive. This is different from a statute, which is created by the legislature, or an injunction, which is a court order. So, the statement that best defines a legal precedent is that it's a decision used as a basis for deciding later cases.

5. Which topic is included under Administrative Law according to the material?

- A. General Principles, Practice and Theory.**
- B. Criminal sentencing guidelines.**
- C. Tax law basics.**
- D. Maritime navigation rules.**

Administrative Law centers on how government agencies operate, including their rulemaking processes, procedures, and decision-making practices, along with the theories and methods behind those processes. The material places General Principles, Practice and Theory squarely within Administrative Law, making it the best fit for what's covered. The other topics belong to different areas of law: criminal sentencing guidelines relate to criminal law, tax law basics to tax law, and maritime navigation rules to maritime law, so they aren't part of Administrative Law.

6. Which situation would most clearly constitute a conflict of interest for a paralegal?

- A. Representing a client in a matter where the paralegal has no conflicting interests.**
- B. Handling two unrelated matters for the same client with no conflict.**
- C. Having a close personal or sexual relationship with a client.**
- D. Accepting a joint retainer with consent from all clients.**

Having a close personal or sexual relationship with a client creates an unavoidable conflict of interest because it directly compromises the paralegal's ability to be objective, loyal, and confidential. This kind of relationship can bias judgment, raise questions about coercion or favoritism, and undermine the integrity of the professional relationship, making it impossible to provide impartial legal assistance. Even with the best intentions, the appearance of impropriety alone can damage trust and the client's confidence in the representation, which is why this scenario is regarded as a clear conflict. In contrast, representing a client when there are no conflicting interests, handling unrelated matters for the same client without a conflict, or accepting a joint retainer with informed consent from all clients can be permissible under ethics rules, provided there are no actual conflicts and appropriate disclosures are made.

7. The Licence Appeal Tribunal primarily hears appeals regarding what?

- A. Small claims matters.**
- B. Civil disputes between landlords and tenants.**
- C. Criminal sentences.**
- D. Licensing and regulatory decisions.**

The Licence Appeal Tribunal is the forum for reviewing licensing and regulatory decisions. It serves as an independent review body for decisions made by licensing authorities and regulatory bodies—such as decisions to grant, refuse, suspend, or revoke licences or registrations, or to impose licensing conditions. This allows an affected person or business to have the decision reconsidered in a formal hearing. Small claims matters go to the small claims court, civil disputes between landlords and tenants are handled by the Landlord and Tenant Board, and criminal sentences are decided in the criminal courts. Those areas involve different tribunals or courts.

8. Which action is a typical enforcement step in Provincial Offences Act matters?

- A. Issuing a fine and enforcing payment**
- B. Revoking the defendant's license for life**
- C. Detaining the defendant indefinitely**
- D. Requiring community service only**

In Provincial Offences Act matters, the enforcement action most commonly used is issuing a fine and ensuring payment. These offences are designed to be resolved through monetary penalties rather than long-term punishments, so the primary remedy is a fine that the offender must pay to the court. If the fine isn't paid, the act provides further steps to enforce payment, but the starting and typical enforcement approach is the imposition of a fine. The other options—revoking a license for life, detaining someone indefinitely, or requiring only community service—do not represent standard or typical enforcement methods for POA offences.

9. Who appoints judges to the Superior Court of Justice?

- A. Federal Government**
- B. Provincial Government**
- C. Judicial Appointments Committee**
- D. City Council**

Judges for the Superior Court of Justice are appointed by the federal government. In Canada, the authority to appoint judges to the higher, or superior, courts rests with Ottawa—the federal government (the Governor General in Council on the Prime Minister's advice). The provinces handle administration and funding of the courts and appoint judges to provincial courts, but the final appointment power for the superior courts lies with the federal level. City councils and any separate "Judicial Appointments Committee" aren't part of this appointment process.

10. Which section of the Charter governs search and seizure powers?

- A. Section 2**
- B. Section 12**
- C. Section 8**
- D. Section 7**

The main idea here is understanding who is protected when the state conducts searches or Seizures and under what rules that conduct must happen. Section eight of the Charter sets out the protection against unreasonable search or seizure by the police or other state agents. It requires that most searches be reasonable and, in many cases, authorized by a warrant based on probable cause. This framework is meant to prevent arbitrary intrusions and to ensure judicial oversight of police power. There are recognized exceptions to the warrant rule, such as when a person consents to a search, when evidence is in plain view, when a search is incident to a lawful arrest, or in urgent circumstances where waiting for a warrant could risk safety or destroy evidence. For context, other Charter sections cover different rights but not the rules governing searches and seizures. Section 2 protects fundamental freedoms like expression and association; Section 7 secures life, liberty and security of the person and due process; Section 12 protects against cruel and unusual punishment. None of these establish the specific procedures for searches and seizures, which is what Section eight does. So, the section that governs search and seizure powers is Section eight.

Next Steps

Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.

As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.

If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at hello@examzify.com.

Or visit your dedicated course page for more study tools and resources:

<https://landlordtenantboardlso.examzify.com>

We wish you the very best on your exam journey. You've got this!

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