

LANDLORD TENANT BOARD LSO LICENSING PRACTICE EXAM (SAMPLE)

STUDY GUIDE



**SAMPLE STUDY GUIDE
WITH LIMITED QUESTIONS**

**VISIT US ONLINE FOR
THE FULL VERSION STUDY GUIDE**

<https://landlordtenantboardlso.examzify.com>



Copyright © 2026 by Examzify - A Kaluba Technologies Inc. product.

ALL RIGHTS RESERVED.

No part of this book may be reproduced or transferred in any form or by any means, graphic, electronic, or mechanical, including photocopying, recording, web distribution, taping, or by any information storage retrieval system, without the written permission of the author.

Notice: Examzify makes every reasonable effort to obtain accurate, complete, and timely information about this product from reliable sources.

SAMPLE

Table of Contents

Copyright	1
Table of Contents	2
Introduction	3
How to Use This Guide	4
Questions	5
Answers	8
Explanations	10
Next Steps	15

SAMPLE

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

SAMPLE

1. Who may file an application with the Ontario Human Rights Tribunal?

- A. A person who experienced discrimination or their representative
- B. Any member of the public
- C. Only the employer
- D. Only a lawyer

2. What is the main purpose of expert evidence in legal proceedings?

- A. To provide specialized knowledge to help understand technical issues.
- B. To confuse the issue with biased opinions.
- C. To replace all factual testimony.
- D. To avoid cross-examination.

3. Which statement about SPPA is true?

- A. SPPA stands for Statutory Power Procedures Act
- B. SPPA is a guideline for court etiquette
- C. SPPA governs only criminal procedure
- D. SPPA has no relation to administrative tribunals

4. Which is a classic example of an intentional tort?

- A. Assault
- B. Negligence
- C. Strict liability
- D. Product liability

5. Which topic is commonly associated with the fellow-worker rule in workplace injury law?

- A. Cross-examination
- B. Co-worker liability
- C. Court fees
- D. Evidence admissibility

- 6. Which doctrine addresses unjust enrichment when there is no contract between the parties?**
- A. Damages
 - B. Specific performance
 - C. Unjust enrichment
 - D. Restitution
- 7. Which term best describes the body of law that governs relationships between private individuals and organizations, such as contracts and torts?**
- A. Public law
 - B. Administrative law
 - C. Procedural law
 - D. Private law
- 8. Before appearing before a tribunal, a paralegal should become familiar with which of the following primary sources of information is NOT a primary source of information?**
- A. Reported tribunal decisions
 - B. Tribunal's rules of procedure and practice guidelines
 - C. The judge's notes
 - D. Commentary written by the tribunal members
- 9. Which factor is NOT typically part of the stay test for a tribunal decision?**
- A. There is a substantial risk of irreparable harm if the stay is not granted.
 - B. There is a strong likelihood of success on the merits.
 - C. The decision would be contrary to the public interest.
 - D. The challenge is based on a question of law.
- 10. Which statement best describes disclosure obligations in trial preparation?**
- A. Clients must make full and complete disclosure and preserve relevant evidence.
 - B. Disclosures are optional and confined to items only the client chooses.
 - C. Disclosure obligations apply only in civil trials, not in administrative tribunals.
 - D. Disclosure is optional in most disputes.

Answers

SAMPLE

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

SAMPLE

Explanations

SAMPLE

1. Who may file an application with the Ontario Human Rights Tribunal?

A. A person who experienced discrimination or their representative

B. Any member of the public

C. Only the employer

D. Only a lawyer

The essential idea is who has the right to start a discrimination claim with the Ontario Human Rights Tribunal. An application can be filed by the person who experienced discrimination, or by someone who has written authorization to act for that person as a representative. That representative can be a lawyer, but it can also be another advocate such as a family member, friend, or union representative who has permission to file on the claimant's behalf. This setup ensures the person who was harmed has a way to pursue the claim even if they can't file themselves. Why the other possibilities don't fit: filing is not open to just any member of the public; they must have a direct interest or represent the claimant with authorization. The employer is typically the respondent in discrimination cases, not the filer. And while a lawyer can file on the claimant's behalf, it isn't required to be a lawyer—a non-lawyer representative with proper authorization can also file.

2. What is the main purpose of expert evidence in legal proceedings?

A. To provide specialized knowledge to help understand technical issues.

B. To confuse the issue with biased opinions.

C. To replace all factual testimony.

D. To avoid cross-examination.

Expert evidence brings specialized knowledge into the courtroom to help the judge or tribunal understand technical or complex issues that lay witnesses can't fairly assess. An expert uses training, experience, and established methods to explain facts in a way that's scientifically or professionally sound, so the decision-maker can apply the law correctly. This type of testimony supports factual findings by interpreting evidence it would be unreasonable for non-experts to interpret on their own. It's relevant and reliable, and it's subject to scrutiny through cross-examination to test the methods and conclusions. It's not meant to confuse the issue, replace factual testimony, or avoid testing the evidence.

3. Which statement about SPPA is true?

A. SPPA stands for Statutory Power Procedures Act

B. SPPA is a guideline for court etiquette

C. SPPA governs only criminal procedure

D. SPPA has no relation to administrative tribunals

The main idea here is knowing what SPPA actually stands for and what it governs. SPPA stands for Statutory Powers Procedures Act. This act provides the procedural framework for administrative tribunals in Ontario, outlining how hearings are conducted, how decisions are made, and how parties can participate and seek reviews or appeals. It is not a guideline for court etiquette, and it does not apply only to criminal procedure. It does relate to administrative tribunals, including bodies like the Landlord and Tenant Board, because they follow these statutory procedural rules.

4. Which is a classic example of an intentional tort?

- A. Assault
- B. Negligence
- C. Strict liability
- D. Product liability

The concept being tested is the distinction between actions taken with intent and those arising from carelessness or strict liability. An intentional tort is one where the defendant acts with purpose or with substantial certainty that harm or offensive contact will result. Assault is a classic example because it involves deliberately acting in a way that creates a reasonable fear of imminent harmful or offensive contact in another person. The key is the defendant's intent to cause that fear or to cause contact, not that contact actually occurs. Even if there isn't any physical contact, the plaintiff can still recover for assault if the threat was apparent and imminent. Negligence, in contrast, rests on failing to exercise reasonable care and does not require intent, so it isn't an intentional tort. Strict liability imposes liability regardless of fault, so intent isn't a factor. Product liability concerns injuries caused by defective products and is typically grounded in strict liability or negligence, not intentional acts.

5. Which topic is commonly associated with the fellow-worker rule in workplace injury law?

- A. Cross-examination
- B. Co-worker liability
- C. Court fees
- D. Evidence admissibility

This question tests how liability among coworkers works in workplace injury cases. The fellow-worker rule is about whether a coworker can be held responsible for injuries to another employee. In many systems, the injured worker's remedy is through workers' compensation, not suing a fellow employee in court, so the rule limits co-worker liability. Exceptions can apply if the coworker acted outside the scope of employment or with intentional harm, but the basic idea is about co-worker liability. The other topics—cross-examination, court fees, and evidence admissibility—are about courtroom procedure and evidence rules, not about who may be liable for injuries at work.

6. Which doctrine addresses unjust enrichment when there is no contract between the parties?

- A. Damages
- B. Specific performance
- C. Unjust enrichment
- D. Restitution

Unjust enrichment is the principle that you shouldn't be allowed to profit at someone else's expense without a justified basis, and it governs recovery when there's no contract. Since there's no contract, you can't claim damages for breach or compel performance. The appropriate response is to prevent the unfair gain by restoring the value of the benefit conferred, i.e., restitution, which is the remedy tied to this doctrine. So, when one party has been enriched without a contractual entitlement, the law looks to unjust enrichment to justify returning the value of that enrichment to the other party.

7. Which term best describes the body of law that governs relationships between private individuals and organizations, such as contracts and torts?

- A. Public law
- B. Administrative law
- C. Procedural law
- D. Private law**

Private law governs the rights and duties that exist between private individuals and organizations, such as people and companies. Contracts and torts are classic examples of private law because they define private obligations and liability that arise from interactions among private parties, without the government being a direct party to the relationship. Public law, on the other hand, deals with the relationship between individuals and the state, including areas like constitutional issues, criminal law, and government activity. Procedural law concerns the methods and rules for how the legal process works—how cases are brought, argued, and decided—rather than the substantive rights themselves. So the term that best fits is private law, since it covers the substantive rules governing private relationships, including contracts and torts.

8. Before appearing before a tribunal, a paralegal should become familiar with which of the following primary sources of information is NOT a primary source of information?

- A. Reported tribunal decisions
- B. Tribunal's rules of procedure and practice guidelines
- C. The judge's notes
- D. Commentary written by the tribunal members**

The main idea is understanding what counts as a primary source of information in a tribunal setting. Primary sources are original materials that establish the law or the process as it exists. Reported tribunal decisions are primary because they are the actual decisions that set precedent and interpret the rules. The tribunal's rules of procedure and practice guidelines are primary because they state the official procedures and requirements that govern hearings and submissions. The judge's notes are part of the adjudicative record and reflect the judge's thought process and approach during the case; they originate from the tribunal itself and can influence how a decision is reached, so they function as original materials within the decision-making process. Commentary written by tribunal members, however, is not a binding or official source of law or procedure. It provides interpretation, opinions, or analysis and does not establish procedural rules or binding authority. Therefore, it is not considered a primary source of information.

9. Which factor is NOT typically part of the stay test for a tribunal decision?

- A. There is a substantial risk of irreparable harm if the stay is not granted.
- B. There is a strong likelihood of success on the merits.
- C. The decision would be contrary to the public interest.
- D. The challenge is based on a question of law.**

When a tribunal considers granting a stay, the focus is on preserving the status quo while the decision is reviewed, by weighing three practical factors. First, is there irreparable harm if the stay isn't granted—harm that cannot be undone once a decision is made? Second, is there a strong likelihood of success on the merits of the appeal—the core question of whether the tribunal's decision is likely to be overturned or modified? Third, what is the public interest or balance of convenience—would granting the stay serve the broader good or cause unfair disruption? A question of law, while important to the overall case, isn't typically a factor used in deciding the stay itself. It relates to the legal grounds of the challenge rather than to the immediate harms, the chances of success on the appeal, or the public interest. So the factor about whether the challenge rests on a question of law is not part of the standard stay criteria.

10. Which statement best describes disclosure obligations in trial preparation?

- A. Clients must make full and complete disclosure and preserve relevant evidence.**
- B. Disclosures are optional and confined to items only the client chooses.
- C. Disclosure obligations apply only in civil trials, not in administrative tribunals.
- D. Disclosure is optional in most disputes.

The essential idea is that there is a mandatory duty to disclose and to preserve evidence during trial preparation. Parties must reveal all documents and information that could be relevant to the issues, not just what they happen to choose to share. This duty is ongoing and broad, covering various types of materials—emails, contracts, notes, electronic data, and more—so that the other side can properly prepare and the proceedings remain fair. It also includes a obligation to preserve evidence from the moment a dispute arises to prevent spoliation, because destroying or failing to keep relevant materials undermines the process. This duty is not limited to civil trials; it applies in administrative tribunals too, reinforcing fairness across different forums. Sanctions or adverse inferences can result from failure to disclose or preserve, underscoring why full and complete disclosure is essential.

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!

SAMPLE