



Order under Section 77 Residential Tenancies Act, 2006

File Number: LTB-L-001618-26

In the matter of: 98 Crafter Cres
Hamilton ON L8J2V5

Between: Ranjit Dhillon Landlord

And

Giovanni Mattiello Tenant

Ranjit Dhillon (the 'Landlord') applied for an order to terminate the tenancy and evict Giovanni Mattiello (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Landlord submitted an L3 application with the LTB on January 3, 2026, with a termination date of December 3, 2025. The application was filed more than 30 days past the termination date specified in the agreement.

It is ordered that:

1. The Landlord's application under section 77 of the Act is dismissed.

January 8, 2026

Date Issued

James McMaster

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.