



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-061779-25-RV2

In the matter of: 2, 357 SPRINGBANK DR
London ON N6J1G7

Between: Bruno Castellani Landlord

And

Leanna McPhee Tenants
Sherrie McPhee

And

Kirt Horne Potential Party

Review Order

Bruno Castellani (the 'Landlord') applied for an order to terminate the tenancy and evict Leanna McPhee and Sherrie McPhee (the 'Tenants') because the Tenants gave notice to terminate the tenancy.

This application was resolved by exparte order LTB-L-061779-25 issued on August 5, 2025.

On August 11, 2025, the Tenants filed a S2 motion to set aside the August 5, 2025 order.

The set aside motion was heard on September 10, 2025 and resolved by order LTB-L-061779-25-SA issued on September 26, 2025.

On October 3, 2025 the Potential Party requested that the Set Aside Order be reviewed, claiming it contained serious errors.

The Potential Party's review request was resolved by order LTB-L-061779-25-RV, issued on January 9, 2026.

On January 28, 2026, the Potential Party requested a review of the January 9, 2026 review order.

A preliminary review of the review request was completed without a hearing.

Determinations:

1. Rule 26.18 of the Board's Rules of Procedure does not permit the Potential Party to request a review of the January 9, 2026 review order.
2. The Potential Party has exhausted the Board's review process.
3. Section 210 of the *Residential Tenancies Act, 2006* states a person may appeal a Board order to the Divisional Court on a question of law. The Potential Party may wish to seek legal advice.

It is ordered that:

1. The request to review order LTB-L-061779-25 issued on January 9, 2026 is denied. The order is confirmed and remains unchanged.

January 30, 2026
Date Issued

John Cashmore
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.