



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-032128-26

In the matter of: 205 DEMCHUK ROAD
THUNDER BAY ON P7G1W6

Between: Hardik Mukeshbhai Patel Landlord

And

Hetal Dalsukhbhai Jogani Tenant

Hardik Mukeshbhai Patel (the 'Landlord') applied for an order to terminate the tenancy and evict Hetal Dalsukhbhai Jogani (the 'Tenant').

This application was decided without a hearing being held.

Determinations:

1. The Landlord filed an L4 application with the Landlord and Tenant Board on April 11, 2026. An ex parte order cannot issue because the Landlord did not provide a copy of the previous order for which the L4 application relies upon and the Landlord did not include the prior order number in the L4 application.
2. Therefore, as a copy of no prior order which includes a section 78 provision under the *Residential Tenancies Act, 2006* has been provided, an ex parte order cannot issue.

It is ordered that:

1. The Landlord's application under section 78 of the *Residential Tenancies Act, 2006* is dismissed.

April 14, 2026
Date Issued

Kimberly Parish
Vice Chair, 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.