



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

**File Number:** LTB-L-042777-26

**In the matter of:** Unit 1, 699 8th St E  
Owen Sound ON N4K1L7

**Between:** Mario Da Silva Landlord

**And**

Megan & Emma Fox, Rachell Tenant

Mario Da Silva (the 'Landlord') applied for an order to terminate the tenancy and evict Megan & Emma fox, Rachell (the 'Tenant').

This application was decided without a hearing being held.

**Determinations:**

1. Section 78 (1) of the Residential Tenancies Act, 2006 (the 'Act') makes it clear that any application under section 78 of the Act must include a copy of any order or mediated agreement that sets out what may and what may not be applied for under section 78.
2. The Landlord filed an L4 application without providing a copy of the prior order for which the L4 application relies upon. The Landlord has also not included details in the Declaration section of the application to support when the alleged breach occurred. Both are requirements pursuant to subsection 78(2) of the Residential Tenancies Act, 2006 (the 'Act').

**It is ordered that:**

1. The Landlords' application under section 78 of the Act is dismissed.

**May 20, 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.