



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

**File Number:** LTB-L-051200-26

**In the matter of:** 496 SIMCOE ST  
LONDON ON N6B1K4

**Between:** Saverio Zangari Landlord

**And**

Brandon Hill Tenant

Saverio Zangari (the 'Landlord') applied for an order to terminate the tenancy and evict Brandon Hill (the 'Tenant') because the Tenant did not meet a condition specified with respect to application LTB-L-051200-26.

This application was decided without a hearing being held.

**Determinations:**

1. The Landlord filed an L4 application with the LTB on June 23, 2026, bearing file number LTB-L-026866-26.
2. An Ex Parte order cannot be issued as there is no previous order with a section 78 provision that entitles the Landlord to file an L4 application.

**It is ordered that:**

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

**June 29, 2026**  
**Date Issued**

\_\_\_\_\_  
Kelly Delaney

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.