



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-018399-25

In the matter of: 227, 130 GRANGE ST
GUELPH ON N1E6L5

Between: The Corporation of the County of Wellington Landlord

And

William Spencer Tenant

The Corporation of the County of Wellington (the 'Landlord') applied for an order to terminate the tenancy and evict William Spencer (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 21, 2026.

Only the Landlord's representative Peter Schroeder attended the hearing.

As of 1:21pm, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. From July, 2024 to the present, the Tenant has substantially interfered with the Landlord's reasonable enjoyment by sending emails which:
 - were excessive in number;
 - used threatening and abusive language;
 - were sent to contractors hired by the Landlord; and
 - were sent to many of the Landlord's staff with no regard to who would be the appropriate recipient.

2. During the same time period, the Tenant also substantially interfered with the Landlord's reasonable enjoyment by refusing entry to the Landlord's contractors after valid notices of entry had been given.
3. On February 20, 2025, the Landlord gave the Tenant an N5 notice of termination because of the substantial interference.
4. The Tenant did not stop the conduct within seven days after receiving the N5. The conduct continues to this day.
5. The Landlord requests the conditional order below. I have considered all the circumstances, and find that it would not be unfair to permit the tenancy to continue pursuant to section 83 of the *Residential Tenancies Act, 2006* provided that the Tenant complies with the conditions the Landlord proposes.

It is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. Until January 30, 2029, the Tenant:
 - Shall only communicate with a contact person designated by the Landlord, and shall not contact the Landlord's other staff.
 - Shall not contact the Landlord's contractors or agents.
 - Shall not use threatening or abusive language in communicating with the Landlord's staff.
 - Shall only send one email regarding each issue.
 - Shall allow the Landlord and its contractors and agents to enter the unit when given proper notice.
 - Shall not interfere with the Landlord's contractors and agents.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

January 30, 2026
Date Issued

Dale Whitmore
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.