



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

File Number: LTB-L-085387-25

In the matter of: 4, 1828 WAVELL ST
LONDON ON N5W2E4

Between: Antoine Ghanime c/o CLA Rental Management Landlord

And

Thomas Luscombe Tenant

Antoine Ghanime c/o CLA Rental Management (the 'Landlord') applied for an order to terminate the tenancy and evict Thomas Luscombe (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 19, 2026.

Cindy Ashley appeared as agent for the Landlord. Robert Rose appeared as the Landlord's legal representative. Theresa Forrest appeared as the Tenant's legal representative.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below.

On consent of the parties, it is ordered that:

1. The tenancy shall terminate effective June 30, 2026.
2. The last month's rent deposit shall be applied to rent for June 2026.
3. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after July 1, 2026.
5. For the remainder of the tenancy, the Tenant, his guests and any other occupant of the rental unit shall refrain from:
 - a) Propping open any doors at the residential complex.

- b) Smoking or vaping in common areas of the residential complex.
 - c) Parking any tow truck or snow plow at the residential premises
6. If the Tenant, his guests, or any other occupant of the rental unit fails to comply with the conditions set out in paragraph 5 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.
 7. The Landlord waives the \$186.00 application filing fee on condition that the Tenant fully complies with the terms of this order.

January 29, 2026
Date Issued

Andrew Rowell
Hearings Officer, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on January 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located