



**Order under Section 69 / 88.2  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-105503-25

**In the matter of:** UPPER, 1674 HICKORY RD  
WINDSOR ON N8Y3T3

**Between:** HUSAM ASHAG Landlord

**And**

Troy P. Spencer Tenant

HUSAM ASHAG (the 'Landlord') applied for an order to terminate the tenancy and evict Troy P. 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

HUSAM ASHAG (the 'Landlord') also applied for an order requiring Troy P. Spencer (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was to be heard by videoconference on March 25, 2026. The Landlord, Husam Ashag, and the Tenant, Troy P. Spencer attended the hearing. The Tenant did speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

**The parties agree that:**

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The parties requested a non-voidable eviction order with an eviction date May 31, 2026.
3. The Landlord collected a rent deposit of \$1,000.00 from the Tenant and this deposit is still being held by the Landlord.

**It is ordered on consent that:**

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 June 1, 2026.

**March 31, 2026**  
**Date Issued**

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John Russett  
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 of the Tenant expires on December 1, 2026 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.