



**Order under Section 31  
Residential Tenancies Act, 2006**

**File Number:** LTB-T-011605-25

**In the matter of:** 3344 CARLING AVE  
NEPEAN ON K2H5A8

**Between:** Hassan Debouk Tenant

**And**

13328180 Canada Inc. Landlord

Hassan Debouk (the 'Tenant') applied for an order determining that Jiang Xiong (the 'Landlord'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on May 28, 2026.

The Tenant and the Landlord's Representative, Ahmad Alzameli attended the hearing.

At the hearing, the parties consented to the following order.

**It is ordered on consent that:**

1. The parties agree to amend the application to remove the named Landlord and insert 13328180 CANADA INC as the named Landlord in this application.
2. The Landlord shall serve the Tenant with a minimum of 24 hour written notice prior to any intended entry. This notice of entry shall comply with the requirements of the Act.
3. This resolves the Tenant's application.

**June 3, 2026**  
**Date Issued**

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Ilan Shingait

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.