



**Order under Section 77
Residential Tenancies Act, 2006**

Citation: Hamdan v Spencer, 2023 ONLTB 33259

Date: 2023-04-26

File Number: LTB-L-026743-23

In the matter of: 6667 Cropp Street
Niagara Falls Ontario L2E0B7

Between: Hazem Mahmoud A Hamdan Landlord
Rana Ahmad I Alasaad

And

Angela Downey Tenant
Cory Clayton Spencer

Hazem Mahmoud A Hamdan and Rana Ahmad I Alasaad (the 'Landlord') applied for an order to terminate the tenancy and evict Angela Downey and Cory Clayton Spencer (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Landlord and Tenant entered into an agreement to terminate the tenancy as of April 30, 2023.

It is ordered that:

1. The tenancy between the Landlord and Tenant is terminated. The Tenant must move out of the rental unit on or before May 7, 2023.
2. If the unit is not vacated on or before May 7, 2023, then starting May 8, 2023, 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 May 8, 2023.

April 26, 2023

Date Issued

Sonia Anwar-Ali

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.

The tenant has until May 6, 2023 to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the tenant files the motion by May 6, 2023 the order will be stayed and the LTB will schedule a hearing.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 8, 2023 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.