



Order under Section 31 Residential Tenancies Act, 2006

Citation: Faubert v Perry, 2026 ONLTB 2387

Date: 2026-01-08

File Number: LTB-T-081977-24

In the matter of: 714 ELEVENTH ST E
CORNWALL ON K6H2Z9

Between: Adam AF Faubert Tenants
Louis Lazore

And

Wendy Perry Landlord

Adam AF Faubert and Louis Lazore (the 'Tenants') applied for an order determining that Wendy Perry (the 'Landlord'):

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

This application was heard by videoconference on December 23, 2025.

Only the Tenant, Adam Faubert, attended the hearing.

As of 9:22 a.m., the Landlord 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 Tenants' evidence.

Determinations:

1. As explained below, the Tenants did not request any remedies in the application. Therefore, the application is dismissed.
2. The Tenants' application claimed that the Landlord substantially interfered with the Tenants' reasonable enjoyment of the rental unit or the residential complex and harassed the Tenants. However, the Tenants did not claim any remedies in the remedy section of the application.

3. An adjudicative case conference was held for this matter on September 24, 2025, and the adjournment sheet noted that the Tenants were required to amend their application no later than October 17, 2025.
4. The Tenants did not amend the application on or before October 17, 2025, and as of the hearing, the application still did not seek any remedies.
5. The Tenant had ample opportunity to amend the application prior to the hearing to amend the remedies sought and failed to do so and allowing an adjournment would be prejudicial to the Landlord given the Tenants had been given adequate opportunity to perfect their claim.
6. As such, the Tenants' application is dismissed as there are remedies to be ordered.

It is ordered that:

1. The Tenants' application is dismissed.

January 8, 2026
Date Issued

Nicole Pedron
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.