



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

File Number: LTB-L-081684-24

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

Between: Wenfei (Wendy) Perry Landlord

And

Adam Daniel Faubert Tenants
Louie Richard Lazore

Wenfei (Wendy) Perry (the 'Landlord') applied for an order to terminate the tenancy and evict Adam Daniel Faubert and Louie Richard Lazore (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 22, 2026.

The Landlord, the Landlord's Legal Representative, Daniel Moak, and the Tenant, Adam Daniel Faubert, attended the hearing.

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

Agreed Facts:

1. The lawful rent is \$1,607.45. It is due on the first (1st) day of each month.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord the amount of \$7,129.07 for arrears of rent up to January 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 of this order in accordance with the following schedule:
 - On or before February 1, 2026, the amount of \$1,000.00.
 - On or before the first (1st) day of each month, from March 1, 2026, to April 30, 2026, the amount of \$300.00 per month.
 - On or before the first (1st) day of each month, from May 1, 2026, to February 28, 2027, the amount of \$500.00 per month.
 - On or before March 1, 2027, the amount of \$529.07.

- Refer to Schedule 1 for a detailed breakdown of the scheduled payments.
3. The Tenants shall also pay to the Landlord the new rent in full and on time, as it becomes due and owing on the first (1st) day of each month, for the rental period starting February 1, 2026, and ending March 31, 2027, or until the arrears are paid in full, whichever date is earliest.
 4. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord, pursuant to paragraph 1 of this order, shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within thirty (30) days of the Tenants' breach, pursuant to section 78 of the *Residential Tenancies Act, 2006*, for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 27, 2026
Date Issued

Alexandre Traboulsi
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.

Schedule 1
SUMMARY OF PAYMENT SCHEDULE

Payment Due On or Before	Payment Amount
February 1, 2026	\$1,000.00
March 1, 2026	\$300.00
April 1, 2026	\$300.00
May 1, 2026	\$500.00
June 1, 2026	\$500.00
July 1, 2026	\$500.00
August 1, 2026	\$500.00
September 1, 2026	\$500.00
October 1, 2026	\$500.00
November 1, 2026	\$500.00
December 1, 2026	\$500.00
January 1, 2027	\$500.00
February 1, 2027	\$500.00
March 1, 2027	\$529.07