



**Order under Section 87
Residential Tenancies Act, 2006**

File Number: LTB-L-094638-25

In the matter of: 1400 LIVINGSTON RD
OAKVILLE ON L6H3G4

Between: Qiuya Feng Landlord

And

Maddalena Perrino Former Tenant

Qiuya Feng (the 'Landlord') applied for an order requiring Maddalena Perrino (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on April 8, 2026.

The Landlord's legal representative, Y. Tao Li, the Tenant, and the Tenant's support, J. Perrino, attended the hearing.

The parties before the Board entered into the following consent order. I was satisfied the parties understood the consequences of the joint submission.

On consent it is ordered that:

1. The Former Tenant shall pay to the Landlord \$4,946.00, which represents rent owing up to September 30, 2025, plus \$186.00 for the cost of filing the application.
2. The Former Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$250.00 on the 17th day of each month commencing April 17, 2026 up to and including October 17, 2027 (19 months).
 - b) \$196.00 on November 17, 2027.
3. If the Former Tenant fails 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 Former Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Former Tenant will start to owe interest. This will be simple interest calculated from the date of the breach at 4.00% annually on the balance outstanding.

April 9, 2026
Date Issued

Mayra Sawicki
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.