



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-014234-26

In the matter of: 29 VAN ALSTINE DR
TRENTON ON K8V6K4

Between: JINWEI ZHEN Landlord

And

BEVERLY LAMBERT Tenant

JINWEI ZHEN (the 'Landlord') applied for an order to terminate the tenancy and evict BEVERLY LAMBERT (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 application).

JINWEI ZHEN (the 'Landlord') also applied for an order to terminate the tenancy and evict BEVERLY LAMBERT (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises (L2 application).

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Mediation was held on May 20, 2026. The following parties participated in the mediation: The Landlord's representative, Roger Dinner and the Tenant, Beverly Lambert.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The application is amended to remove Brad Warford as a Tenant.
2. The Landlord has waived the application filing fee in the amount of \$186.00.

It is ordered on consent that:

L1 Application

1. The Tenant shall pay to the Landlord **\$7,101.00** for arrears of rent up to May 31, 2026 and costs.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - **\$500.00** on or before the 20th day of each month, for a period of 14 months, from May 20, 2026, up to and including June 20, 2027; and
 - A final payment of **\$101.00** on or before July 20, 2027 to satisfy the arrears.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **June 1, 2026 to July 1, 2027**, or until the arrears are paid in full, whichever date is earliest.
4. If the 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 31, 2036.

L2 Application

5. The Landlord's application for eviction of the Tenant is resolved on the condition that for a period of 12 months starting May 20, 2026 and continuing to May 20, 2027 inclusive:
 - a) The Tenant shall maintain the unit in a state of ordinary cleanliness.
 - b) The Tenant shall ensure that neither they nor their occupant or guest do not block or deny entry or access to the unit after being properly served with a Notice of Entry for inspections.
6. If the Tenant fails to comply with the conditions set out in paragraph 5 of this order, the Landlord may apply under section 78 of the Residential Tenancies Act, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

June 2, 2026
Date Issued

Rolland Roopchand
Hearings Officer, 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.