



Amended Order
Order under Section 69
Residential Tenancies Act, 2006
And section 21.1 of the **Statutory Powers Procedure Act**

File Number: LTB-L-089064-25- AM

LTB-L-094231-25- AM

In the matter of: 125 PINEHURST DR
WELLAND ON L3C3J3

Between: Dingsheng Property Management for Yang Feng Landlord

And

Kate-Lynn Arsenault
Mathew Cromack

Tenant

This amended order is issued to correct clerical errors in the order issued on February 10, 2026.

Dingsheng Property Management for Yang Feng (the 'Landlord') applied for an order to terminate the tenancy and evict Kate-Lynn Arsenault and Mathew Cromack (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

This application was scheduled to be heard by videoconference on January 12, 2026. The Landlord's legal representative, Judith Callender and the Tenant, Mathew Cromack attended the hearing. Matthew Cromack had authorization to consent on behalf of all parties.

The parties also agreed to resolve the Landlord's L1 Application for arrears of rent; LTB-L-094231-25. A separate order will be issued for file LTB-L-094231-25 and the hearing for application LTB-L-094231-25 scheduled on January 22, 2026, is cancelled.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$2,418.91. It is due on the 1st day of each month.
2. The parties agree that the arrears of rent owing to January 31, 2026, inclusive of the application filing fee of \$186.00 is in the sum of \$12,926.40.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$12,926.40, which represents the arrears of rent and the application filing fee (\$186.00) for the period ending January 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. A payment of \$1500.00 on or before January 15, 2026;
 - b. Payments of \$3000.00 on or before the 15th day of each month starting February 15, 2026, and continuing each month until April 15, 2026; and
 - c. A final payment of \$2,426.40 on or before May 15, 2026.
3. The Tenant shall also pay to the Landlord the lawful monthly rent on time and in full as it comes due and owing on the 1st day of each month, for the period commencing ~~June~~ **February 1, 2026**, and continuing to November 1, 2027.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance owed to the Landlord by the Tenant 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 *Residential Tenancies Act, 2006* (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 January 31, 2026.

February 10, 2026
Date Issued

March 3, 2026
Date Amended

Britney Sooknanan
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.