



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

File Number: LTB-L-103852-25

In the matter of: 4353 HENRY AVE
BEAMSVILLE ON L3J0P4

Between: Steven Allingham Landlord
Gabriela Kwiatkowski Allingham

And

Kerry Dodd Tenant

This amended order is issued to correct a clerical error in the original order issued on March 2, 2026. The amendments have been bolded and underlined for easy reference. The rest of the order remains unchanged

Steven Allingham and Gabriela Kwiatkowski Allingham (the 'Landlord') applied for an order to terminate the tenancy and evict Kerry Dodd (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 24, 2026. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer, Sumathi Dhanapal. As a result of this order, the hearing has been cancelled.

The Landlord, Steven Allingham, and the Tenant, Kerry Dodd, attended.

I am satisfied that the parties understand the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$39,451.00 for arrears of rent up to February 28, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - A. \$2,192.00 on or before the 15th day of each month for a period of 17 months, commencing March 15, 2026, up to and including August 15, 2027; and,
 - B. \$2,187.00 on or before September 15, 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 March 1, 2026, to September 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 February 28, 2026.

March 2, 2026
Date Issued

Sumathi Dhanapal
Hearings Officer, Landlord and Tenant Board

March 19, 2026
Amended Order

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.