



**Amended Order
Order under Section 31
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-T-053154-25-AM

In the matter of: 125 PINE ST
DUNNVILLE ON N1A3C9

Between: Tavia Harrison Tenant
James Rafferty

And

Robert Bevaart Landlord

Tavia Harrison and James Rafferty (the 'Tenant') applied for an order determining that Robert Bevaart (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- collected or retained money illegally.
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on December 2, 2025.

The Tenant's Legal Representative Paul Startek and the Landlord's Legal Representative Keegan Doherty attended the hearing.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

This amended order is issued to correct clerical errors in the order issued on February 3, 2026.

It is ordered on consent that:

1. The Landlord Tenant shall pay to the Landlord Tenant the total amount of \$8,458.18, to be paid in 12 instalments as follows: \$704.84 on the 1st day of each month from February 1, 2026 to December 1, 2026 (11 payments), and \$704.88 on January 1, 2027.
2. If the Landlord Tenant fails to make any payment as required in paragraph 1 of this order in full and on time, the Landlord Tenant may seek an order for the entire remaining balance owing under this order.
3. The Tenant waives their claim to reimbursement of the application fee.

February 3, 2026

Date Issued

Kyle Anderson

Member, Landlord and Tenant Board

April 7, 2026

Date Amended

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.