



**Amended Order under Section 78(11)
Residential Tenancies Act, 2006
and section 21.1 of the Statutory Powers Procedures Act**

File Number: LTB-L-020040-26-SA-AM

In the matter of: 125 PINEHURST DR
WELLAND ON L3C3J3

Between: Dingsheng Property Management for Yang Feng Landlord

And

Kate-Lynn Arsenault Tenant
Mathew Cromack

This amended order is issued to correct a clerical error in the order dated May 8, 2026. The amendments are underlined for ease of reference.

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') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on March 3, 2026 with respect to application LTB-L-094231-25-AM and LTB-L-89064-25-AM.

The Landlord's application was resolved by order LTB-L-020040-26, issued on March 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-020040-26.

This motion was heard by videoconference on April 29, 2026.

The Landlord's legal representative Judith Callender and the Tenant Mathew Cromack attended the hearing. At the hearing the parties reached a consent. I was satisfied it was an informed consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-020040-26, issued on March 9, 2026, is granted.
2. Order LTB-L-020040-26, issued on March 9, 2026, is set aside and cannot be enforced.

3. The previous order issued on March 3, 2026 with respect to LTB-L-094231-25-AM and LTB-L-89064-25-AM is cancelled and replaced as follows.
4. The Tenant shall pay to the Landlord \$4,088.13 arrears of rent up to April 30, 2026 and costs.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 on or before May 8, 2026.
6. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due from June 1, 2026 up to (and including) November 1, 2027.
7. 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 4 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 April 30 2026.

May 8, 2026
Date Issued

Brett Lockwood
Member, Landlord and Tenant Board

May 13, 2026
Date Amended
Order Issued

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.

