



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

File Number: LTB-L-082824-25

In the matter of: 4916 HURON STREET
NIAGARA FALLS ON L2E2J3

Between: MOHSIN CHOWDHURY Landlord

And

AUSTEN FURRY Tenants
YVONNE WOODLAND

MOHSIN CHOWDHURY (the 'Landlord') applied for an order to terminate the tenancy and evict AUSTEN FURRY and YVONNE WOODLAND (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on December 15, 2025.

The Landlord's legal representative Judith Callender and the Tenants attended the mediation.

The Tenants met with the Tenancy Duty Counsel prior to the mediation.

I am satisfied the parties understood the terms of this order.

It is agreed that:

1. The parties reached consent prior to the mediation.
2. The parties agreed that the Tenants vacated the rental unit on December 15, 2025, and they have already returned the keys to the Landlord today.
3. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
4. As of the hearing date, the Tenants were not in possession of the rental unit.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The total rent arrears and costs owing to December 31, 2025, are, \$6,748.50.

7. The Landlord agreed to waive the total rent arrears and costs owing to December 31, 2025, as a full and final settlement of all issues arising from this tenancy between the Landlord and the Tenants to the date of hearing and to be provided with vacant possession of the rental unit.
8. The parties agreed to no sheriff clause as the Tenants have already vacated and returned the keys to the Landlord.
9. There is a last month's rent deposit. No interest is owed on the last month's rent deposit. The parties already considered the last month's rent deposit during their settlement negotiation.

On consent of the parties,

1. The tenancy between the Landlord and the Tenants was terminated on December 15, 2025.
2. The total rent arrears and costs owing to December 31, 2025, are \$6,748.50.
3. The Landlord waived the total rent arrears and costs as a compensation to resolve all issues arising from this Tenancy between the Landlord and the Tenants to the date of hearing, and to be provided with a vacant possession of the rental unit.
4. This order resolves all issues arising from this tenancy between the Landlord and the Tenants to the date of hearing, and it is a full and final settlement of all issues.

January 6, 2026
Date Issued

Maryam Cooper
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.