



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-003946-26

In the matter of: LOWER - UNIT 2, 5750 HODGSON AVE
NIAGARA FALLS ON L2H1N5

Between: George Field Landlord

And

Mark Housser Tenant
Daphne McKinley

George Field (the 'Landlord') applied for an order to terminate the tenancy and evict Mark Housser and Daphne McKinley (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was to be heard by videoconference on March 23, 2026. The Landlord's representative, Edwin Michael Alexander, the Landlord, George Field, and the Tenants' representative, Brianna Brady, representing the Tenants, Mark Housser, and Daphne McKinley, attended the hearing. The Tenants did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$1,200.00. It is due on the 1st day of each month.
3. The parties requested a non-voidable eviction order with an eviction date of June 30, 2026.
4. The Tenants have not made any payments since the application was filed.
5. The rent arrears owing to March 31, 2026, are \$14,900.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. There is no last month's rent deposit.
8. The Landlord will waive any previous arrears owing, the application fee and future rents owing.
9. The Landlord will compensate the Tenants \$5,000.00 on or before March 27, 2026, to the Tenants' representative.
10. The Landlord will provide the Tenants a non prejudicial reference letter on or before March 27, 2026, to the Tenants' representative.
11. The Tenants will cooperate with showings of the rental unit and provide their schedule in advance to the Landlord.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after July 1, 2026.
4. This order is in full and final satisfaction of all matters arising from the tenancy up until the hearing date of March 23, 2026.

March 25, 2026
Date Issued

John Russett
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on January 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.