



**Amended Order
Order under Section 69
Residential Tenancies Act, 2006
And Section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-L-081869-25-AM

In the matter of: 8, 875 KING RD
BURLINGTON ON L7T3L1

Between: bcIMC Realty Corporation c/o QuadReal Landlord
Residential Properties G.P. Inc

And

David Brejak Tenants
Linda Milner

bcIMC Realty Corporation c/o QuadReal Residential Properties G.P. Inc (the 'Landlord') applied for an order to terminate the tenancy and evict David Brejak and Linda Milner (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on December 11, 2025. Only the Landlord's Agents, Kandice Finnigan and Hasan Mostafa, and the Landlord's Legal Representative, Faith McGregor, attended the hearing.

As of 1:43 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

This amended order is issued to correct clerical errors in the order issued on December 19, 2025

Determinations:

1. The Landlord served the Tenants with a valid 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.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,646.17. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$54.12. This amount is calculated as follows: \$1,646.17 x 12, divided by 365 days.
5. The Tenants have paid \$2,300.00 to the Landlord since the application was filed.
6. The rent arrears owing to December 31, 2025 are \$4,229.28.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord is entitled to \$20.00 for administration fees for a cheque that was returned NSF.
9. The Landlord collected a rent deposit of \$1,646.17 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
10. Interest on the rent deposit, in the amount of \$38.90 is owing to the Tenants for the period from January 1, 2025 to December 11, 2025.

Relief from Eviction / Section 83 of the Act

11. The Landlord's Legal Representative requested a standard 11-day termination order. As the Tenants were not present to speak to their circumstances, the Landlord's Legal Representative was asked if they were aware of any circumstances of the Tenants that would give rise to delaying or denying eviction. The Landlord's Legal Representative submitted that they were not aware of any such circumstances.
12. I considered whether the Landlord attempted to negotiate a repayment agreement with the Tenants pursuant to subsection 83(6) of the *Residential Tenancies Act, 2006* (the 'Act'). The Landlord's Legal Representative submitted that a payment plan proposal was sent to the Tenants on November 5, 2025. However, the Tenants did not respond.
13. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Act and I find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act as it would be prejudicial to the Landlord. The Tenants did not attend the hearing to dispute the arrears claimed or to request additional time to pay.
14. That said, the standard 11-day termination order requested by the Landlord's Legal Representative is not practical given the time of year as most offices and services will not be open or operating during the last week of December 2025 and the first week of January 2026. In light of this, I find a brief delay of eviction to be appropriate.
15. Accordingly, I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Act and find that it would not be unfair to postpone the eviction until January 4, 2026 pursuant to subsection 83(1)(b) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - **\$4,435.28** if the payment is made on or before December 31, 2025. See Schedule 1 for the calculation of the amount owing.

OR

- \$6,081.45 if the payment is made on or before January 4, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after January 4, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
 4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before January 4, 2026.**
 5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$1,699.36. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
 6. The Tenants shall also pay the Landlord compensation of \$54.12 per day for the use of the unit starting December 12, 2025 until the date the Tenants move out of the unit.
 7. If the Tenants do not pay the Landlord the full amount owing on or before January 4, 2026, the Tenants will start to owe interest. This will be simple interest calculated from January 5, 2026 at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before January 4, 2026, then starting January 5, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

9. 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 January 5, 2026.

December 19, 2025

Date Issued

Rachel Gibbons

Member, Landlord and Tenant Board

Jan 12, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on July 5, 2026 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before December 31, 2025

Rent Owing to December 31, 2025	\$6,529.28
Application Filing Fee	\$186.00
NSF Charges	\$20.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,300.00
Total the Tenants must pay to continue the tenancy	\$4,435.28

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before January 4, 2026

Rent Owing to January 31, 2026	\$8,175.45
Application Filing Fee	\$186.00
NSF Charges	\$20.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,300.00
Total the Tenants must pay to continue the tenancy	\$6,081.45

C. Amount the Tenants must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$5,478.43
Application Filing Fee	\$186.00
NSF Charges	\$20.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,300.00
Less the amount of the last month's rent deposit	- \$1,646.17
Less the amount of the interest on the last month's rent deposit	- \$38.90
Total amount owing to the Landlord	\$1,699.36
Plus daily compensation owing for each day of occupation starting December 12, 2025	\$54.12 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	