



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

File Number: LTB-L-100511-25

In the matter of: 1606, 33 ROSEHILL AVE
TORONTO ON M4T1G4

Between: bclMC Realty Corporation c/o Quadreal Landlord
Residential Properties G.P. Inc.

And

Amanda Kent Tenants
Edith Helen Monroe

bclMC Realty Corporation c/o Quadreal Residential Properties G.P. Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Amanda Kent and Edith Helen Monroe (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on January 20, 2026.

Only the Landlord's legal representative, Faith Mc Gregor, attended the hearing.

As of 9:46 a.m. the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. The Landlord also served the Tenants with a notice of this hearing. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy and the claim for compensation in the application. Therefore, the tenancy shall be terminated. The Landlord did not request daily compensation in this application, as the Landlord had filed an L1 application for nonpayment of rent.
2. The Tenants were in possession of the rental unit on the date the application was filed.

3. On November 21, 2025, the Landlord mailed the Tenants an N8 notice of termination, the notice was deemed served on November 26, 2025.
4. The notice of termination contains the following allegations: the Tenants have paid rent late 12x in the last 12 months. They have not paid rent at all in October and November 2025.
5. As such, I find that the Tenants has persistently failed to pay the rent on the date it was due. The rent is due on the 1st day of each month. The rent has been paid late 12 times in the past 12 months.
6. The Tenants also failed to pay rent after the notice of termination was served.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'). The Tenants were not at the hearing to explain their circumstances. The Landlord's legal representative was not aware of the Tenants' circumstances. According to the Landlord's legal representative, the Landlord reminded the Tenants of their obligation to pay rent on time, nevertheless the Tenants continued to pay rent late and are also in arrears of rent. As such, I find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before February 13, 2026.
2. If the unit is not vacated on or before February 13, 2026, then starting February 14, 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 February 14, 2026.
4. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
5. The total amount the Tenants must pay the Landlord is \$186.00.
6. If the Tenants do not pay the Landlord the full amount owing on or before February 13, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 14, 2026 at 4.00% annually on the balance outstanding.

February 2, 2026
Date Issued

Jana Rozehnal
Member, 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 Tenants expires on August 14, 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.