



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

File Number: LTB-L-094078-25

In the matter of: 654 SURREY LANE
BURLINGTON ON L7T3 S6

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

and

Daniel Warren Tenants
Joanne Warren

BCIMC Realty Corporation c/o QuadReal Residential Properties G.P. Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel Warren and Joanne Warren (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 28, 2026.

The Landlord's representative, Faith McGregor and the Tenants, Daniel Warren and Joanne Warren, attended the hearing.

At the hearing the parties reached an agreement. The Landlord's representative consented on behalf of the Landlord, and I am satisfied that the Tenants understood the terms of the consent.

On consent of the parties, it is ordered that:

1. On or before February 20, 2026, the Tenants shall pay to the Landlord the amount of \$2,000.00 which includes the rent arrears through January 31, 2026, and filing fee of \$186.00,
2. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period from February 1, 2026, to February 28, 2026, or until the arrears are paid in full, whichever date is earlier.
3. If the Tenants 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the Board within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy

and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

February 5, 2026
Date Issued

Adeela Alvez
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.