



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096387-25

In the matter of: 3507, 7 GROSVENOR ST
TORONTO ON M4Y0E2

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

And

Nabil Ahsan Tenants
Priyanka Snigdha

bcIMC Realty Corporation c/o Quadreal Residential Properties G.P. Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Nabil Ahsan and Priyanka Snigdha (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

The application was scheduled to be heard on February 12, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's representative, Faith McGregor, the Landlord's agent, Tyler Evans, and the Tenants were present. The Tenants did not meet with Tenant Duty Counsel prior to the hearing.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The tenancy is terminated in a final way and without voiding provisions. The Tenants will have until March 15, 2026 to vacate the rental unit.
2. The lawful rent is \$3,535.00. It is due on the 1st day of each month.
3. Based on the monthly rent, the daily rent/compensation is \$116.22. This amount is calculated as follows: \$3,535.00 x 12, divided by 365 days.
4. The Tenants have not made any payments since the application was filed.
5. The rent arrears owing to February 28, 2026 are \$17,345.00.
6. The Landlord is entitled to \$80.00 to reimburse the Landlord for administration charges the Landlord incurred as a result of 4 cheques given by or on behalf of the Tenants which were returned NSF.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

On consent, 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 March 15, 2026.
2. The Tenants shall pay to the Landlord \$15,470.64. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application and unpaid NSF charges. See Schedule 1 for the calculation of the amount owing.
3. The Tenants shall also pay the Landlord compensation of \$116.22 per day for the use of the unit starting February 13, 2026 until the date the Tenants move out of the unit.
4. If the Tenants do not pay the Landlord the full amount owing on or before March 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 16, 2026 at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before March 15, 2026, then starting March 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 March 16, 2026.

February 19, 2026
Date Issued

Nancy Fahlgren
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 expires on September 16, 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

Amount the Tenants must pay the Landlord

Rent Owing To Hearing Date	\$15,204.64
Application Filing Fee	\$186.00
NSF Charges	\$80.00
Total amount owing to the Landlord	\$15,470.64
Plus daily compensation owing for each day of occupation starting February 13, 2026	\$116.22 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	