



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

File Number: LTB-L-003968-26

In the matter of: 722, 77 FINCH AVE E
Toronto ON M2N6H8

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

And

Ting On Ho
Tzemel Wong Tenants

BCIMC Realty Corporation c/o Quadreal Residential Properties G.P. Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Ting On Ho and Tzemel Wong (the 'Tenants') because:

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

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

This application was heard by videoconference on March 2, 2026.

The Landlord's Legal Representative, F. McGregor, the Tenants' Representative, Rong Wei Yu, and the Tenants attended the hearing.

The parties came before me and requested to resolve the application with the following consent.

Agreed Facts:

1. The parties agreed that the Tenants paid the Landlord the application filing fee on February 1, 2026.

It is ordered on consent that:

1. The Tenants shall pay March rent on or before March 16, 2024.
2. Commencing April 1, 2026, until March 1, 2027, the Tenants shall pay their lawful monthly rent in full, on or before the 1st business day of the month, for 12 consecutive months.

3. If the Tenants fail to comply with the conditions set out in paragraphs 1 or 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

March 5, 2026

Date Issued

Colette Myers

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.