



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

File Number: LTB-L-105615-25

Date: 2026-03-19

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

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

And

Amanda Kent
Edith Helen Monroe Tenants

bcIMC 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 did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on March 17, 2026.

The Landlord's representatives, Martin Zarnett and Faith McGregor, and the Tenant, Amanda Kent, attended the hearing on behalf of herself and the estate of her mother, Edith Helen Monroe (deceased).

At the hearing, the parties consented to the following order:

It is ordered on consent that:

1. The tenancy is terminated as of February 28, 2026 when the Tenants delivered vacant possession of the unit.
2. The Tenants shall pay \$1500.00 to the Landlord on or before March 31, 2026, for all arrears of rent up to and including February 28, 2026, including the cost of filing the application, once the last month's rent deposit and any interest have been applied.

3. If the Tenants do not pay by March 31, 2026, interest will begin to accrue starting April 1, 2026 at a rate of 4.00% annually on the balance outstanding.

March 19, 2026
Date Issued

Vanessa Davies

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.