



**Order under Subsection 74(2)
Residential Tenancies Act, 2006**

File Number: LTB-L-000802-26

In the matter of: 1112, 77 FINCH AVE E
Toronto ON M2N6H8

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

And

Ali Shams Tenants
Golsa Seddighi

bcIMC Realty Corporation c/o QuadReal Residential Properties G.P. Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ali Shams and Golsa Seddighi (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 16, 2026.

The Landlord's Legal Representative, Faith McGregor, and the Tenant, Ali Shams, attended the hearing.

1. The Landlord advised the LTB that prior to the hearing the Tenants paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending March 31, 2026, and the filing fee.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenants based upon arrears of rent is discontinued.

March 23, 2026
Date Issued

Curtis Smith
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.