



**Order under Section 77
Residential Tenancies Act, 2006**

File Number: LTB-L-024516-26

In the matter of: 922, 77 FINCH AVE E
TORONTO ON M2N6H8

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

And

Ki-Jin Kim Tenants
Dong-Sook Kim
Agnes Kim
Lawrence Kim

bcIMC Realty Corporation c/o QuadReal Residential Properties G.P. Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ki-Jin Kim, Dong-Sook Kim, Agnes Kim and Lawrence Kim (the 'Tenants') because the Tenants gave notice to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Tenants gave notice to terminate the tenancy as of March 31, 2026.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenants to pay the application filing fee as costs.

It is ordered that:

1. The tenancy between the Landlord and Tenants is terminated. The Tenants must move out of the rental unit on or before April 3, 2026.
2. If the unit is not vacated on or before April 3, 2026, then starting April 4, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 April 4, 2026.

March 23, 2026
Date Issued

Trish Carson
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.

The tenant has until April 2, 2026 to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the tenant files the motion by April 2, 2026 the order will be stayed and the LTB will schedule a hearing.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 4, 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.