



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107714-25

In the matter of: 1906, 44 JACKES AVE
TORONTO ON M4T1E5

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

And

Joseph McDonagh Tenants
Philip Michaels

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

This application was heard by videoconference on March 17, 2026. The Landlord's legal representative, Faith McGregor and the Tenant, Philip Michaels attended the hearing.

The parties resolved the matter directly and requested an order on consent. I am satisfied that parties understand the terms and consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,575.28. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$84.67. This amount is calculated as follows: \$2,575.28 x 12 months, divided by 365 days.
4. The Tenants have paid \$5,150.56 to the Landlord since the application was filed.
5. The rent arrears owing to March 31, 2026, are \$6,644.49.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$2,575.28 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
8. Interest on the rent deposit, in the amount of \$11.26 is owing to the Tenants for the period from January 1, 2026, to March 17, 2026.
9. The Tenants paid \$2,575.28 to the Landlord and this payment is pending clearing.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$6,830.49 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$9,405.77 if the payment is made on or before April 10, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after April 10, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
 4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before April 10, 2026.**
 5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$3,108.06. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
 6. The Tenants shall also pay the Landlord compensation of \$84.67 per day for the use of the unit starting March 18, 2026, until the date the Tenants move out of the unit.
 7. If the Tenants do not pay the Landlord the full amount owing on or before April 10, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 11, 2026, at 4.00% annually on the balance outstanding.

8. If the unit is not vacated on or before April 10, 2026, then starting April 11, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 11, 2026.

March 24, 2026
Date Issued

Oluwatobi Abobarin
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 October 11, 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

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before March 31, 2026

Rent Owing To March 31, 2026	\$11,795.05
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$5,150.56
Total the Tenants must pay to continue the tenancy	\$6,830.49

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before April 10, 2026

Rent Owing To April 30, 2026	\$14,370.33
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$5,150.56
Total the Tenants must pay to continue the tenancy	\$9,405.77

C. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$10,659.16
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$5,150.56
Less the amount of the last month's rent deposit	- \$2,575.28
Less the amount of the interest on the last month's rent deposit	- \$11.26
Total amount owing to the Landlord	\$3,108.06
Plus daily compensation owing for each day of occupation starting March 18, 2026	\$84.67 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	