



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

File Number: LTB-L-011775-26

In the matter of: 612, 77 FINCH AVE E
Toronto ON M2N 6H8

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

and

Jacqueline Bedford
Daneillia Bedford
Ivy Bedford Tenants

bclMC Realty Corporation c/o QuadReal Residential Properties G.P. Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jacqueline Bedford, Daneillia Bedford and Ivy Bedford (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

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

This application was scheduled for a videoconference hearing on April 8, 2026.

The Landlord's Representative Faith McGregor, the Tenants' Representative Ahmed Ali who represented all three Tenants, and Tenant Jacqueline Bedford engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) Lawful rent is due on the 1st day of each month.
- 2) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out in paragraphs 2 and 3 below.
2. The Tenants shall pay to the Landlord the rent for April 2026 on or before April 22, 2026.
3. The Tenants shall also pay to the Landlord new, lawful rent on time and in full as it comes due and owing for the twelve (12) month period May 1, 2026 to April 1, 2027.
4. If the Tenants fail to comply with the conditions set out in paragraphs 2 or 3 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 Tenants. 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.
5. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenants do not pay the Landlord the full amount owing per paragraph 5 of this order on or before May 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 2, 2026 at 4.00% annually on the balance outstanding.
7. This order is in full and final settlement of this application

April 15, 2026
Date Issued

Denise Hannivan
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.