



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-109498-25

In the matter of: 614, 7 GROSVENOR ST
TORONTO ON M4Y0E2

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

And

Isaac Carroll Tenant

bclMC Realty Corporation c/o Quadreal Residential Properties G.P. Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Isaac Carroll (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.

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

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

The application was scheduled to be heard on April 21, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's representative, Martin Zarnett, the Landlord's agent, Tyler Evans, the Tenant, and the Tenant's representative, Daniel English, were present.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. Neither the Tenant nor a guest or occupant of the rental unit shall alter the rental unit or construct or keep any framing of additional walls or rooms or modular pieces in the rental unit, including studios or structures similar to the subject matter of this application.
3. The terms set out in paragraph 2 of this Order shall remain in effect for the period ending April 21, 2029.
4. If the Tenant fails to comply with any of the terms as set out in paragraph 2 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 Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the Landlord and Tenant Board without notice to the Tenant.
5. The Tenant shall pay to the Landlord the sum of \$186.00. This amount represents the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing as set out in paragraph 5 of this order on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.
7. The Landlord's claim for damages in this application is withdrawn, without prejudice.

April 30, 2026
Date Issued

Nancy Fahlgren
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.