



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

File Number: LTB-L-009824-26

In the matter of: 654 SURREY LANE
BURLINGTON ON L7T3S6

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

Landlord

And

Daniel Warren
Joanne Warren

Tenants

BCIMC Realty Corporation c/o QuadReal Residential Properties G.P. Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel Warren and Joanne Warren (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

This application was scheduled to be heard by videoconference on April 27, 2026.

The Landlord's Legal Representative Faith McGregor and the Tenants attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before May 15, 2026.
2. If the unit is not vacated on or before May 15, 2026, then starting May 16, 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 May 16, 2026.
4. On or before May 15, 2026, the Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.

5. If the Tenants do not pay the full amount owing on or before May 15, 2026, the Tenants will start to owe interest on any unpaid amounts beginning May 16, 2026. This will be simple interest calculated at 4.0% annually on the balance outstanding.

May 5, 2026
Date Issued

Melinda Jamieson
Hearing 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 of the Tenant expires on November 14, 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.