



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016256-26

In the matter of: 140, 77 FINCH AVE E
Toronto ON M2N6H8

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

And

Reza Farhat Tenant

bcIMC Realty Corporation c/o QuadReal Residential Properties G.P. Inc. (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Reza Farhat (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The application was scheduled to be heard on May 6, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord's representative Faith McGregor and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts

1. The Tenant paid the Landlord the \$186.00 application filing fee on May 1, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay the Landlord the lawful monthly rent in full and on time, as and when it becomes due and owing on the 1st day of each month, for the twelve (12) month period commencing June 1, 2026 up to and including May 1, 2027.
3. If the Tenant fails to comply with the conditions set out in 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 LTB without the notice of the Tenant.

May 13, 2026

Date Issued

Dillanique Knight

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.