



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-014463-26

In the matter of: 420, 77 FINCH AVE E
Toronto ON M2N6H8

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

And

Foyshal Ahmed Kasam Tenant
Mary Charen Galvez Baraya

bcIMC Realty Corporation c/o QuadReal Residential Properties G.P. Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Foyshal Ahmed Kasam and Mary Charen Galvez Baraya (the 'Tenant') because:

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

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

This application was heard by videoconference on May 7, 2026.

The Landlord's Representative, Faith McGregor and the Tenant, Mary Charen Galvez Baraya attended the hearing. The Tenant present confirmed she has the authority to consent on behalf of the Tenant, Foyshal Ahmed Kasam who was not present at the hearing.

The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay the lawful monthly rent for the months of February, March, April and May 2026, on or before May 22, 2026.
2. The Tenant shall also pay the Landlord the total lawful monthly rent to the Landlord on or before the 1st day of each month for the 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 paragraphs (1-2) 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 LTB without notice to the Tenant.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before June 1, 2026.
5. If the Tenant does not pay the Landlord the full amount owing on or before June 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 2, 2026, at 4.00% annually on the balance outstanding.

May 19, 2026
Date Issued

Tanya Speedie
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.