



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-020318-26

In the matter of: J103, 2911 BAYVIEW AVE
Toronto ON M2K1E8

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

And

Maryam Pakdel Tenants
Shahram Rashvand

bcIMC Realty Corporation c/o Quadreal Residential Properties G.P. Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Maryam Pakdel and Shahram Rashvand (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.

The application was scheduled to be heard by video conference on May 19, 2026.

Before the start of the hearing the Landlord's legal representative Faith McGregor and the Tenants Maryam Pakdel and Shahram Rashvand engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

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 of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord the monthly rent for May 2026, in full on or before **May 31, 2026**.
2. The Tenants shall pay to the Landlord the monthly rent on time and in full as it comes due and owing for the period of **June 1, 2026**, through to and including **May 1, 2027**.

3. If the Tenants fail to comply with the conditions set out in paragraph 1 or 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 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.
4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application in full on or before June 1, 2026.
5. If the Tenants do not pay the Landlord the full amount owing on or before June 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 2, 2026, at 4.00% annually on the balance outstanding.

May 21, 2026

Date Issued

Diego Fernandez-Stoll

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.