



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

File Number: LTB-L-022445-26

In the matter of: 3406, 7 GROSVENOR ST
TORONTO ON M4Y0E2

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

And

Britney Lawrence Tenants
Joshua Ekundayo

bclMC Realty Corporation c/o Quadreal Residential Properties G.P. Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Britney Lawrence and Joshua Ekundayo (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was mediated by videoconference on May 25, 2026. Paralegal, Faith McGregor (FM), attended on behalf of the Landlord along with Krizzel Manalang, Assistance Property Manager, and Tyler Evans, Senior Property Manager. Tenant, Britney Lawrence, attended on behalf of herself and her partner, Joshua Ekundayo. FM accepted her verbal authorization to represent both Tenants. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

Agreed Upon Facts:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The current rent is \$2,945.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$96.82. This amount is calculated as follows: \$2,945.00 x 12, divided by 365 days.
5. The rent arrears owing to May 31, 2026 are \$2,759.00. The June 2026 rent is \$2,945.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. Therefore, the Tenant owes the Landlord \$2,945.00 (\$2,759.00 + \$186.00) for the period ending May 31, 2026 and \$5,890.00 (\$2,945.00 + \$2,945.00) for the period ending June 30, 2026.
8. The Landlord did not collect a rent deposit.
9. The parties agree to an order terminating the tenancy effective June 15, 2026, unless the Tenants pay the Landlord \$2,945.00 on or before May 31, 2026 or \$5,890.00 on or before June 15, 2026. As soon as the account is at a zero balance, on or before June 15, 2026, the order is void.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated, effective June 15, 2026 unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$2,945.00 (\$2,759.00 + \$186.00) if the payment is made on or before May 31, 2026.

OR

 - \$5,890.00 (\$2,945.00 + \$2,945.00) if the payment is made on or before June 15, 2026.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after June 15, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before June 15, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord the rent arrears owing up to the date the Tenants move out plus the costs of the filing the application less the rent deposit and interest the Landlord owes on the rent deposit, by June 15, 2026.
6. The Tenant shall also pay the Landlord compensation of \$96.82 per day for the use of the unit starting June 16, 2026 until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before June 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 16, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before June 15, 2026, then starting June 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

9. 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 June 16, 2026.

June 3, 2026
Date Issued

Shawn Hayman
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on December 16, 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.