



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

**File Number:** LTB-L-027531-26

**In the matter of:** 259, 77 FINCH AVE E  
TORONTO ON M2N6H8

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

**And**

Nadia Khalili  
Roghieh Sharifi Tenants

bclMC Realty Corporation c/o QuadReal Residential Properties G.P. Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Nadia Khalili and Roghieh Sharifi (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.

This application was heard by videoconference on June 10, 2026.

Only the Landlord's legal representative Faith McGregor, and the Tenant Roghieh Sharifi attended the hearing. Nadia Khalili attended the hearing but disconnected from the proceedings as of 9:45 a.m.

As of 10:42 a.m., the Tenant in possession Nadia Khalili, was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

### **Determinations:**

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy and the claim for compensation in the application. Therefore, the tenancy between the Landlord and the Tenants is terminated. The Tenants must vacate the rental unit on or before July 3, 2026.
2. The Tenant Nadia Khalili was in possession of the rental unit on the date the application was filed. The Tenant Roghieh Sharifi vacated the rental unit in July 2024 and did not dispute the Landlord's application nor their request to terminate of the tenancy.

N8 Notice of Termination

3. On March 23, 2026, the Landlord gave the Tenants an N8 notice of termination with a termination date of May 31, 2026. The notice of termination contains the allegation that the Tenants have persistently paid their rent late. Specifically, the Tenants paid their rent late each month between August 2025 and March 2026.

Persistently Late

4. The Tenants have persistently failed to pay the rent on the date it was due. The rent is due on the first day of each month. The rent has been paid late 8 times in the past 8 months between August 2025 and March 2026.
5. Since the N8 notice was served to the Tenants, the Tenants paid their rent late in April and May 2026. As of the date of the hearing rent for June 2026 was not paid.

Daily Compensation, NSF Charges, Rent Deposit

6. The Tenants were required to pay the Landlord \$1,136.70 in daily compensation for use and occupation of the rental unit for the period from June 1, 2026, to June 10, 2026, less any rent payment made by the Tenants for this period.
7. Based on the monthly rent, the daily compensation is \$113.67. This amount is calculated as follows: \$3,457.60 x 12, divided by 365 days.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$3,457.60 from the Tenants and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$32.03 is owing to the Tenants for the period from January 1, 2026, to June 10, 2026.
10. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenants are required to pay.

Relief from Eviction

11. The Landlord's legal representative requested termination of the tenancy and eviction. The Tenant Roghieh Sharifi vacated the rental unit in July 2024 however, the Tenant Nadia Khalili remains in possession. The joint tenancy was not severed, and Roghieh Sharifi joined the Landlord's legal representative in requesting termination of the tenancy.
12. The Tenant in possession, Nadia Khalili did not attend the hearing and there is no evidence or submission to oppose the Landlord's request for eviction.
13. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 3, 2026.
2. If the unit is not vacated on or before July 3, 2026, then starting July 4, 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 July 4, 2026.
4. The Tenants shall pay to the Landlord \$1,136.70, which represents compensation for the use of the unit from June 1, 2026, to June 10, 2026. The Landlord shall deduct from this amount any rent payments made by the Tenants for this period.
5. The Tenants shall also pay the Landlord compensation of \$113.67 per day for the use of the unit starting June 11, 2026, until the date the Tenants move out of the unit.
6. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
7. The Landlord owes \$3,489.63 which is the amount of the rent deposit and interest on the rent deposit, and this is deducted from the amount owing by the Tenants.
8. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the amount the Landlord is entitled to by \$2,166.93.
9. However, the Landlord is authorized to deduct from amount owing to the Tenants \$113.67 per day for compensation for the use of the unit starting June 11, 2026, to the date the Tenants move out of the unit.
10. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.

**June 22, 2026**  
**Date Issued**

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Kyle McGraw  
Member, 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 January 4, 2027 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.