



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-030828-26

In the matter of: 504, 6550 GLEN ERIN DR
MISSISSAUGA ON L5N 3S1

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

And

Julio Basaez Tenant

bclMC Realty Corporation c/o QuadReal Residential Properties G.P. Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Julio Basaez (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 scheduled to be heard by videoconference on June 17, 2026. The Tenant attended and declined the opportunity to consult with Tenant Duty Counsel prior to mediation. The Landlord's Legal Representative, Faith McGregor, and Agent of the Landlord, Cristina Marinescu, also participated.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters in the application and requested an Order on Consent.

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 May 2026 monthly rent shall be paid on or before June 30, 2026;
2. The June 2026 monthly rent shall be paid on or before June 30, 2026;
3. The July 2026 monthly rent shall be paid on or before July 3, 2026;
4. Commencing August 1, 2026, the Tenant shall pay the monthly rent on or before the first (1st) day of each and every month for a twelve (12) month period ending July 1, 2027.
5. If the Tenant fails to meet the terms, as per paragraphs 1, 2, 3 and/or 4 in this Order, the Landlord may apply under Section 78 of the Residential Tenancies Act, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenant's failure to meet this term.
6. The Tenant shall pay the \$186.00 application filing fee on or before July 3, 2026. Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing July 4, 2026.

June 18, 2026
Date Issued

Susan Parsons

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.