



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-045302-26

In the matter of: 507, 77 FINCH AVE E
Toronto ON M2N6H8

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

And

Hooman Jamshidi Tenant
Elham Jamshidi

bcIMC Realty Corporation c/o QuadReal Residential Properties G.P. Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Hooman Jamshidi and Elham Jamshidi (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 June 17, 2026.

The Landlord's Legal Representative, Faith McGregor, and the Tenant, Hooman Jamshidi, attended the hearing on his behalf and also on behalf of the Tenant Elham Jamshidi.

The parties confirmed that the Tenant paid the Landlord the amount of \$186.00 for the cost of filing the application on June 1, 2026.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord the lawful rent in full on or before the first day of each consecutive month it becomes due commencing July 1, 2026, and continuing through to and including June 1, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 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.

June 22, 2026
Date Issued

Kara Muzzell
Member, Landlord and Tenant Board

Heather Chapple
Vice-Chair, 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.