



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-044364-26

In the matter of: 733, 77 FINCH AVE E
Toronto ON M2N6H8

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

And

Soodabeh Saedi Tenants
Mohammad Sharbaf Kashani
Rouzbeh Sharbaf Kashani

bcIMC Realty Corporation c/o QuadReal Residential Properties G.P. Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Soodabeh Saedi, Mohammad Sharbaf Kashani and Rouzbeh Sharbaf Kashani (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 18, 2026.

The Landlord Legal Representative Faith McGregor and the Tenant Legal Representative Mitra Mohammadi-West and the Tenants Soodabeh Saedi and Rouzbeh Sharbaf Kashani attended the hearing.

At the hearing the parties consented to the following order.

Agreed Facts:

1. The Landlord acknowledged that the Tenants paid \$186.00 filing fee to the Landlord on May 27, 2026.
2. The parties acknowledge that at the date of the hearing of the lawful monthly rent is \$3,104.05, subject to any annual guideline increases effective July 1, 2026.

It is ordered on consent that:

1. The Tenants shall pay monthly lawful rent on or before the 1st day of each month beginning from July 1, 2026 through June 1, 2027.

2. If the Tenants fail to comply with the conditions set out in paragraph 1, 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.

June 23, 2026
Date Issued

Mary Akhbari
Member, Landlord and Tenant Board

Nicola Mulima
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.