



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

**Citation:** bcIMC Realty Corporation c/o QuadReal Residential Properties G.P. Inc v Richards,  
2023 ONLTB 31667

**Date:** 2023-04-24

**File Number:** LTB-L-024882-22

**In the matter of:** 1907, 3620 KANEFF CRES  
MISSISSAUGA ON L5A3X1

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

**And**

Julian Richards Tenant

bcIMC Realty Corporation c/o QuadReal Residential Properties G.P. Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Julian Richards (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 April 4, 2023.

Only the Landlord's representative F., McGregor attended the hearing. As of 9:45am, the Tenant was not present or represented at the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

At the hearing, the Landlord advised that the Tenant had moved out, and thus, the Landlord sought an order for reimbursement of the application filing fee only.

**Determinations:**

1. On April 21, 2022, the Landlord gave the Tenant an N8 notice of termination for persistently late payment of rent.
2. The Tenant was in possession of the rental unit on the date the application was filed on May 5, 2022.
3. The Tenant vacated the rental unit on January 27, 2023.

4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

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**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated as of January 27, 2023 the date the Tenant gave vacant possession.
2. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
3. If the Tenant does not pay the Landlord the full amount owing on or before May 5, 2023, the Tenant will start to owe interest. This will be simple interest calculated from May 6, 2023 at 6.00% annually on the balance outstanding.

**April 24, 2023**

**Date Issued**

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Peter Nicholson

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.

