



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-090872-23

In the matter of: 1601, 35 WALMER RD
TORONTO ON M5R2X3

Between: Kelli M Gastman Tenant

And

Sterling Karamar Landlord

Kelli M Gastman (the 'Tenant') applied for an order determining that Sterling Karamar (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

This application was heard by videoconference on December 18, 2025.

The Landlord's representative, Sean D. Beard, the Landlord's agent, Sean Yu, the Tenant's representative, Chequincia Williams, and the Tenant attended the hearing.

Determinations:

1. This application was filed with the Board on November 17, 2023. On October 24, 2024, a hearing for the application was held. An interim order was issued on November 4, 2024 by the presiding Member of the October 24, 2024 hearing.
2. In paragraph 1 of the interim order, the presiding member made a determination that the Tenant would amend their application to correctly identify the Landlord and then ordered the Tenant to make these changes at least 10 days prior to the next scheduled hearing date.
3. The matter was again heard before the Board on December 18, 2025, and the Landlord's representative raised a preliminary issue regarding the Tenant's failure to abide by the November 4, 2024 interim order – specifically, the correct Landlord was not named on the application. The Tenant agreed that the correct Landlord should be named as IMH Pool XII LP and not Sterling Karamar.
4. The Tenant failed to abide by clear instructions made by the Board's November 4, 2024 interim order. Specifically, the Tenant failed to amend their application at least 10 days prior to the hearing and named the incorrect Landlord. Therefore, the Tenant's application

is dismissed. The Tenant had more than 2 years to correctly amend their application, but failed to do so.

It is ordered that:

1. The Tenant's application is dismissed.

January 12, 2026
Date Issued

Vishal Nanda
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.