



**Order under Section 30 and 31 of the
*Residential Tenancies Act, 2006***

Citation: Kassaian v Sterling Karamar Property Management, 2026 ONLTB 5093

Date: 2026-01-15

File Number: LTB-T-019586-25

In the matter of: 816, 4005 Bayview Ave
Toronto ON M2M3Z9

Between: Sina Kassaian Tenant

And

Sterling Karamar Property Management Landlord

Sina Kassaian (the 'Tenant') applied for an order determining that Sterling Karamar Property Management had:

- substantially interfered with his reasonable enjoyment of the rental property or residential complex; and
- had failed failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on January 13, 2026.

Only the Landlord's representative, Kevin Lundy, attended the hearing.

As of 9:21, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. Since the Tenant did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenants applications are dismissed.

January 15, 2026

Date Issued

Vanessa Davies

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.