



## **Order under Section 31 Residential Tenancies Act, 2006**

**File Number:** LTB-T-059038-25

**In the matter of:** 16, 1450 GHENT AVE  
BURLINGTON ON L7S1W8

**Between:** Jermaine Parsons Tenant

**And**

Sterling Karamar Property Management Landlord

Jermaine Parsons (the 'Tenant') applied for an order determining that Sterling Karamar Property Management (the 'Landlord') :

- gave a notice of termination in bad faith; this is the T5 application.
- the Landlord 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 is the T6 application
- illegally retained money; this is the T1 application; and
- entered the rental unit illegally or altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys or substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of the Tenant's household or harassed, obstructed, coerced, threatened or interfered with the Tenant **or** withheld or interfered with the Tenant's vital services or care services and meals in the care home. This is the T2 application.

These applications were heard by videoconference on February 3, 2026.

Only the Landlord's representative, Mark Ciobotaru, attended the hearing.

As of 9:20am, 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 applications, I find that these applications have been abandoned.

**It is ordered that:**

1. The Tenant's applications are dismissed.

**February 12, 2026**

**Date Issued**

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**Sonia Anwar-Ali**

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.