



Order under Section 31 Residential Tenancies Act, 2006

Citation: BOWEN v KARAMAR, 2026 ONLTB 11615

Date: 2026-02-19

File Number: LTB-T-090927-24

In the matter of: 205, 2 Glenhaven
Toronto ON M6M3L8

Between: RAWLE A BOWEN Tenant

And

STERLING KARAMAR Landlord

RAWLE A BOWEN (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on December 9, 2025.

Only the Tenant attended the hearing.

As of 10:16 AM, the Landlord 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. As a result, the hearing proceeded with only the Tenant's evidence.

Facts

1. The Tenant moved into the residential complex in 2015, and into their current rental unit on September 15, 2017. The monthly rent is \$969.39.
2. The Tenant claims that the Landlord harassed him by providing them with a rent notice dated March 7, 2025, for non-payment of rent despite the Tenant having paid rent on time. The Tenant asserts the superintendent did not collect his rent on time and claims the payment was late. The Tenant asserts that the other tenants have their checks picked up, and his are not, which the Tenant claims is not fair. As a result, the Tenant asserts the Landlord's actions have caused health issues for the Tenant, such as high blood pressure and increased stress.

3. The Tenant seeks a rent abatement of \$5000 due to missing 4 workdays and having to go to the doctor two additional days to be treated for stress and high blood pressure, which the Tenant claims have resulted from the Landlord's behaviour.
4. The Tenant also seeks to have the Landlord stop unfairly targeting the Tenant by not accepting their rent payments or forcing them to go out of their way to drop off the cheques and to have the Landlord process the rental payments in a timely manner.

Determinations:

1. As explained below, the Tenant did not prove the allegations contained in the application on a balance of probabilities. I find that the Landlord, Landlord's Agent or Superintendent did not substantially interfere with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household. I also find that they did not harass, obstruct, coerce, threaten or interfere with the Tenant. Therefore, the application is dismissed.
2. The Tenant failed to prove that the Landlord, Landlord's Agent or Superintendent target him by not accepting the Tenant's rent payments in the same manner as the other tenants in the residential complex, or that they do not process the Tenant's rent payments in a timely manner.
3. There was insufficient evidence to prove on a balance of probability that the Landlord is making the Tenant deliver the rental payments in a different manner or that they do not process his payments in a timely manner.
4. Tenants are obligated to ensure payments are delivered and received by the Landlord. If a payment is not received by a landlord, a landlord has an opportunity to provide a tenant with notice of an outstanding rental payment to allow both parties the opportunity to address the issue and have it resolved. This ensures there is a clear line of communication between the parties. The Tenant testified that he spoke with the Landlord about the March rent and felt he was being harassed. He communicated to the Landlord that he had paid the rent and they were to look for the cheque he dropped off. The Landlord's actions were reasonable. In particular, the Tenant's communication with the Landlord and receipt of a notice from the Landlord on March 7, 2025, which noted that the Tenant had not paid rent is not harassment, coercion, a threat or interference; nor do I find that this action constitutes substantially interference with the Tenant's reasonable enjoyment. The Landlord's act of communicating with the Tenant and providing the Tenant with this letter is reasonable.

It is ordered that:

The Tenant's application is dismissed.

February 19, 2026
Date Issued

Jeanie Theoharis
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.