



**Order under Section 69 / 88.1 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-106408-25

In the matter of: Basement, 447 Barton Street East
Hamilton Ontario L8L2Y7

Between: Steven Parker Landlord

And

Christopher Karnes Tenant

Steven Parker (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Karnes (the 'Tenant') because of serious impairment of safety, damage to the premises, and use inconsistent with residential use. The Landlord also applied for orders that the Tenant pay compensation for out-of-pocket expenses incurred because of damage and substantial interference with reasonable enjoyment.

This application was heard by videoconference on March 23, 2026.

The Landlord and the Tenant attended the hearing.

Only the Landlord attended the hearing.

Reasons:

1. The Tenant vacated the unit in late December, 2025. An order will issue confirming that the tenancy has ended.
2. The Landlord seeks an order that the Tenant pay for repair costs for damage to the premises, and other expenses the Landlord incurred.
3. The Landlord's application does not set out particulars of what the Tenant is alleged to have done or failed to do, or of the expenses the Landlord incurred as a result. I do not find that the application is sufficient for the Tenant to know the case against him.
4. At the hearing, the Landlord opted not to ask that the matter be adjourned so that he could amend his application. Consequently, his claim for compensation is dismissed due to insufficient particulars.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant has vacated the rental unit.

March 26, 2026
Date Issued

Dale Whitmore
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.