

## SUMMARY STATEMENT

*Stiles v. Amundson*, Docket No. 43289

In a case arising out of Ada County, the Idaho Supreme Court affirmed the district court's summary judgment dismissal of claims brought against Walter Amundson ("Amundson"), the owner and landlord of a piece of real property located in Kuna, Idaho (the "Property"), by David Stiles ("Stiles"), a social guest of one of Amundson's tenants. Stiles was injured while attending a social gathering on the Property that was held without Amundson's knowledge. As he was exiting the Property through a dark walkway, he tripped over a piece of wood and slashed his arm on a broken bay window that was leaning against a fence. Stiles brought a lawsuit against Amundson, claiming that Amundson, who had originally removed the bay window from a garage on the Property, had breached a duty of care owed to Stiles and that said breach was the actual and proximate cause of Stiles' injuries.

In a unanimous decision, the Idaho Supreme Court held that: (1) Amundson (as a landowner) had no general duty of care or duty to warn with respect to Stiles (as a social guest of a tenant); and (2) while Amundson would be liable for injuries resulting from negligent repairs to the Property, the removal of the bay window from the garage was not the proximate cause of Stiles' injury.