



City of Toronto
Detail Hearing Report - Section 323 of COTA
Hearing Number: 2025H3

APPENDIX A

Hearing Date: Thursday, October 23, 2025

Time: 9:45 AM

Location: Toronto City Hall - Council
Chambers 100 Queen St W
and/or via Video Call

| Ward | Appeal# | Tax Year | Roll Number | Tenant | Property Address | Reason | # Of Days | Total Tax Adjustment | City | School | BIA |
|------|----------|----------|---------------------|--------|--------------------------|--------|-----------|----------------------|------------|-----------|------|
| 1 | 20241461 | 2024 | 1919-01-4-020-00305 | 0 | KIPLING AVE | 8 | 366 | -450.19 | -272.43 | -177.76 | 0.00 |
| 1 | 20241462 | 2024 | 1919-01-4-020-00306 | 0 | KIPLING AVE | 8 | 366 | -2,574.13 | -1,557.73 | -1,016.40 | 0.00 |
| 1 | 20250627 | 2024 | 1919-02-5-370-00800 | 0 | 23 FAIRHAVEN DR | 6 | 169 | -41.36 | -32.51 | -8.85 | 0.00 |
| 1 | 20250481 | 2024 | 1919-03-8-120-00101 | 0 | 60-62 VULCAN ST | 15 | 182 | -8,330.85 | -5,041.39 | -3,289.46 | 0.00 |
| 1 | 20250193 | 2024 | 1919-03-8-380-00350 | 0 | 419 ATTWELL DR | 15 | 366 | -11,843.19 | -7,166.87 | -4,676.32 | 0.00 |
| 1 | 20250129 | 2024 | 1919-04-1-300-02900 | 0 | 24 SANDERSON RD | 8 | 366 | -1,602.24 | -1,259.52 | -342.72 | 0.00 |
| 1 | 20250647 | 2024 | 1919-04-2-100-01200 | 0 | 20 TABER RD | 8 | 366 | -12,768.09 | -7,726.57 | -5,041.52 | 0.00 |
| 1 | 20250618 | 2025 | 1919-04-3-280-00700 | 0 | 75 SILVERSTONE DR | 8 | 365 | -1,048.18 | -835.51 | -212.67 | 0.00 |
| 1 | 20191025 | 2019 | 1919-04-3-490-01300 | 0 | 51 COLLINGDALE RD | 6 | 285 | -1,209.26 | -892.57 | -316.69 | 0.00 |
| 2 | 20250378 | 2024 | 1919-02-1-470-00300 | 0 | 15 TWYFORD RD | 8 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2 | 20250485 | 2024 | 1919-02-1-480-00200 | 0 | 28 SIR WILLIAMS LANE | 15 | 134 | -1,041.76 | -818.93 | -222.83 | 0.00 |
| 2 | 20250582 | 2024 | 1919-02-3-120-06160 | 0 | 7 BEARWOOD DR | 8 | 366 | -2,589.34 | -2,035.48 | -553.86 | 0.00 |
| 2 | 20250484 | 2024 | 1919-02-6-410-01000 | 0 | 19 NORTHCREST RD | 5 | 51 | -40.86 | -32.12 | -8.74 | 0.00 |
| 2 | 20250583 | 2024 | 1919-03-2-110-02800 | 0 | 3838 BLOOR ST W | 15 | 366 | -1,512.11 | -1,188.67 | -323.44 | 0.00 |
| 2 | 20250828 | 2025 | 1919-03-2-310-01100 | 0 | 181 SHAVER AVE N | 8 | 365 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2 | 20250300 | 2024 | 1919-03-4-010-00400 | 0 | 555 THE WEST MALL | 8 | 366 | -14,972.72 | -13,002.08 | -1,970.64 | 0.00 |
| 2 | 20250207 | 2024 | 1919-03-4-740-00201 | 0 | 575 CENTENNIAL PARK BLVD | 7 | 366 | -2,671.07 | -1,616.39 | -1,054.68 | 0.00 |
| 2 | 20250238 | 2024 | 1919-03-5-430-09000 | 0 | 20 DEANECOURT RD | 15 | 153 | -443.14 | -348.35 | -94.79 | 0.00 |
| 3 | 20250517 | 2024 | 1919-01-1-290-02600 | 0 | 32 KINGS LYNN RD | 5 | 191 | -1,048.92 | -824.56 | -224.36 | 0.00 |
| 3 | 20250182 | 2021 | 1919-01-1-440-02100 | 0 | 40 JACKSON AVE | 8 | 365 | -611.01 | -458.01 | -153.00 | 0.00 |
| 3 | 20250181 | 2020 | 1919-01-1-440-02100 | 0 | 40 JACKSON AVE | 8 | 366 | -599.70 | -446.70 | -153.00 | 0.00 |
| 3 | 20250076 | 2024 | 1919-01-1-650-03400 | 0 | 46 PRINCETON RD | 8 | 366 | -1,130.16 | -888.42 | -241.74 | 0.00 |
| 3 | 20250294 | 2024 | 1919-01-2-200-00100 | 0 | 21 GORT AVE | 5 | 282 | -292.10 | -229.62 | -62.48 | 0.00 |
| 3 | 20250509 | 2024 | 1919-01-3-100-05303 | 0 | 139 DELTA ST | 8 | 366 | -1,716.70 | -1,349.50 | -367.20 | 0.00 |

Reason Codes:

- | | |
|--|---|
| 5 - razed by fire, demolition or otherwise | 14 - structure removed |
| 6 - damaged by fire, demolition or otherwise | 15 - unusable due to repairs or renovations |
| 7 - exemption | 16 - vacant land |
| 8 - gross or manifest clerical error | 18 - tax class change |
| 10 - sickness or extreme poverty | |



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| Ward | Appeal# | Tax Year | Roll Number | Tenant | Property Address | Reason | # Of Days | Total Tax Adjustment | City | School | BIA |
|------|----------|----------|---------------------|--------|----------------------------|--------|-----------|----------------------|------------|------------|------------|
| 3 | 20250510 | 2024 | 1919-01-3-100-05304 | 0 | 141 DELTA ST | 8 | 366 | -1,781.07 | -1,400.10 | -380.97 | 0.00 |
| 3 | 20250508 | 2024 | 1919-01-3-100-05305 | 0 | 143 DELTA ST | 8 | 366 | -4,306.04 | -3,384.98 | -921.06 | 0.00 |
| 3 | 20250511 | 2024 | 1919-01-3-100-05306 | 0 | 145 DELTA ST | 8 | 366 | -1,781.07 | -1,400.10 | -380.97 | 0.00 |
| 3 | 20250544 | 2024 | 1919-01-3-590-01500 | 0 | 19 PUTNEY RD | 8 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 3 | 20250195 | 2024 | 1919-01-3-590-03200 | 0 | 2 MITCHAM DR | 5 | 111 | -301.54 | -237.04 | -64.50 | 0.00 |
| 3 | 20250545 | 2024 | 1919-01-3-670-01200 | 0 | 21 THAMES AVE | 8 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 3 | 20250243 | 2024 | 1919-01-4-080-02900 | 0 | 1560 THE QUEENSWAY | 15 | 113 | -871.61 | -527.45 | -344.16 | 0.00 |
| 3 | 20250451 | 2024 | 1919-01-4-100-00190 | 0 | 80-100 THE EAST MALL | 15 | 245 | -1,349.03 | -816.36 | -532.67 | 0.00 |
| 3 | 20250151 | 2024 | 1919-01-4-180-00301 | 0 | 158 NORTH QUEEN ST | 15 | 135 | -39,789.41 | -24,061.06 | -15,728.35 | 0.00 |
| 3 | 20250057 | 2024 | 1919-01-5-340-01700 | 0 | 3 VELMA DR | 5 | 142 | -474.56 | -373.05 | -101.51 | 0.00 |
| 3 | 20250555 | 2024 | 1919-01-6-610-03000 | 0 | 3280-3300 BLOOR ST W | 15 | 166 | -18,864.86 | -11,416.01 | -7,448.85 | 0.00 |
| 3 | 20250150 | 2024 | 1919-01-7-620-03100 | 0 | 50 GRENVIEW BLVD S | 15 | 214 | -1,330.80 | -1,046.14 | -284.66 | 0.00 |
| 3 | 20250131 | 2024 | 1919-02-1-200-03800 | 0 | 4916 DUNDAS ST W | 5 | 326 | -128,656.34 | -35,049.88 | -75,121.86 | -18,484.60 |
| 3 | 20241542 | 2024 | 1919-05-1-610-02200 | 0 | 33 MILES RD | 6 | 137 | -575.65 | -452.52 | -123.13 | 0.00 |
| 3 | 20241543 | 2024 | 1919-05-1-710-00200 | 0 | 99 HEMAN ST | 5 | 118 | -265.21 | -208.48 | -56.73 | 0.00 |
| 3 | 20250033 | 2024 | 1919-05-2-200-03800 | 0 | 62 SEVENTH ST | 15 | 92 | -167.22 | -131.45 | -35.77 | 0.00 |
| 3 | 20250197 | 2024 | 1919-05-3-111-00900 | 0 | 69 ASH CRES | 5 | 224 | -538.47 | -423.29 | -115.18 | 0.00 |
| 3 | 20250224 | 2024 | 1919-05-3-160-00500 | 0 | 130 LAKE PROMENADE | 15 | 320 | -1,287.05 | -1,011.75 | -275.30 | 0.00 |
| 3 | 20250021 | 2024 | 1919-05-3-210-00400 | 0 | 11 PARK BLVD | 5 | 16 | -13.13 | -10.32 | -2.81 | 0.00 |
| 3 | 20250005 | 2024 | 1919-05-4-020-05268 | 0 | 2087 LAKE SHORE BLVD W 303 | 6 | 336 | -412.38 | -324.17 | -88.21 | 0.00 |
| 3 | 20250371 | 2024 | 1919-05-4-270-00800 | 0 | 360 EVANS AVE | 15 | 335 | -16,196.88 | -9,801.49 | -6,395.39 | 0.00 |
| 3 | 20250246 | 2024 | 1919-05-4-350-01200 | 0 | 25-29 CONNELL CRT | 15 | 224 | -1,736.52 | -1,050.85 | -685.67 | 0.00 |
| 4 | 20250812 | 2025 | 1904-01-1-470-02700 | 0 | 379 ELLIS PARK RD | 8 | 365 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4 | 20241468 | 2024 | 1904-01-1-490-01150 | 0 | 2121 BLOOR ST W | 8 | 366 | -28,448.63 | 2,812.37 | -31,261.00 | 0.00 |

Reason Codes:

- | | |
|--|---|
| 5 - razed by fire, demolition or otherwise | 14 - structure removed |
| 6 - damaged by fire, demolition or otherwise | 15 - unusable due to repairs or renovations |
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|------|----------|----------|---------------------|--------|--------------------------|--------|-----------|----------------------|------------|------------|------------|
| 4 | 20250449 | 2024 | 1904-01-1-500-09900 | 0 | 14 DACRE CRES | 5 | 77 | -531.21 | -417.58 | -113.63 | 0.00 |
| 4 | 20250237 | 2024 | 1904-01-1-790-03100 | 0 | 95 BRULE GDNS | 15 | 363 | -2,057.34 | -1,617.28 | -440.06 | 0.00 |
| 4 | 20250853 | 2024 | 1904-01-2-100-03600 | 0 | 21 GRASSMERE RD | 15 | 226 | -1,045.90 | -822.18 | -223.72 | 0.00 |
| 4 | 20250225 | 2024 | 1904-01-2-560-07600 | 0 | 158 ARDAGH ST | 15 | 178 | -689.49 | -542.01 | -147.48 | 0.00 |
| 4 | 20250491 | 2024 | 1904-01-2-640-03500 | 0 | 68 WESTHOLME AVE | 8 | 366 | -1,988.50 | -1,563.16 | -425.34 | 0.00 |
| 4 | 20250556 | 2024 | 1904-01-3-070-00600 | 0 | 1540 BLOOR ST W | 8 | 366 | -135,804.01 | -39,907.43 | -85,533.00 | -10,363.58 |
| 4 | 20250325 | 2024 | 1904-01-3-320-03700 | 0 | 265 HUMBERSIDE AVE | 15 | 197 | -868.57 | -682.78 | -185.79 | 0.00 |
| 4 | 20250145 | 2024 | 1904-01-3-430-01600 | 0 | 87 ABBOTT AVE | 5 | 258 | -1,684.10 | -1,323.87 | -360.23 | 0.00 |
| 4 | 20250242 | 2024 | 1904-01-3-440-06000 | 0 | 42 GLENLAKE AVE | 15 | 120 | -520.16 | -408.90 | -111.26 | 0.00 |
| 4 | 20250176 | 2024 | 1904-01-4-140-03900 | 0 | 3122 DUNDAS ST W | 15 | 366 | -959.92 | -754.59 | -205.33 | 0.00 |
| 4 | 20250505 | 2024 | 1904-01-4-160-07000 | 0 | 3336 DUNDAS ST W | 8 | 366 | -9,999.83 | -4,953.63 | -5,046.20 | 0.00 |
| 4 | 20250192 | 2024 | 1904-02-2-060-01900 | 0 | 47 PARKDALE RD | 8 | 366 | -1,487.80 | -1,169.56 | -318.24 | 0.00 |
| 4 | 20250201 | 2024 | 1904-02-2-400-04709 | 0 | 430 RONCESVALLES AVE 109 | 15 | 94 | -1,834.78 | -1,013.51 | -661.31 | -159.96 |
| 4 | 20250486 | 2024 | 1904-02-2-500-03700 | 0 | 34 BOUSTEAD AVE | 15 | 177 | -978.25 | -769.00 | -209.25 | 0.00 |
| 4 | 20250064 | 2024 | 1904-02-3-030-02760 | 0 | 26 NOBLE ST 2 | 18 | 214 | -3,502.21 | -1,734.90 | -1,767.31 | 0.00 |
| 4 | 20250262 | 2024 | 1914-08-2-230-03800 | 0 | 6 UNDERWOOD AVE | 15 | 304 | -891.18 | -700.56 | -190.62 | 0.00 |
| 5 | 20250814 | 2024 | 1904-01-4-390-03346 | 0 | 2300 ST CLAIR AVE W PKG | 8 | 366 | -4,720.91 | -3,711.11 | -1,009.80 | 0.00 |
| 5 | 20250015 | 2024 | 1908-02-2-450-04800 | 0 | 54 DORSEY DR | 5 | 261 | -693.71 | -545.33 | -148.38 | 0.00 |
| 5 | 20250467 | 2024 | 1908-02-3-730-03401 | 0 | 22 MAPLE BUSH AVE | 5 | 61 | -121.60 | -95.59 | -26.01 | 0.00 |
| 5 | 20241359 | 2024 | 1914-05-1-100-02200 | 0 | 523-525 ROGERS RD | 8 | 366 | -1,334.73 | -1,049.23 | -285.50 | 0.00 |
| 5 | 20250123 | 2024 | 1914-05-3-010-00302 | 0 | 2322-2400 EGLINTON AVE W | 7 | 208 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5 | 20250174 | 2024 | 1914-06-3-280-07000 | 0 | 46 WILLIAM ST | 15 | 343 | -597.94 | -470.04 | -127.90 | 0.00 |
| 6 | 20250270 | 2024 | 1908-01-1-630-01800 | 0 | 35 GILTSPUR DR | 7 | 169 | -1,618.39 | -1,272.22 | -346.17 | 0.00 |
| 6 | 20250059 | 2024 | 1908-03-2-570-06900 | 0 | 43 MONCLOVA RD | 6 | 102 | -267.92 | -210.61 | -57.31 | 0.00 |

Reason Codes:

- 5 - razed by fire, demolition or otherwise
- 6 - damaged by fire, demolition or otherwise
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- 8 - gross or manifest clerical error
- 10 - sickness or extreme poverty

- 14 - structure removed
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| Ward | Appeal# | Tax Year | Roll Number | Tenant | Property Address | Reason | # Of Days | Total Tax Adjustment | City | School | BIA |
|------|----------|----------|---------------------|--------|----------------------|--------|-----------|----------------------|------------|-----------|---------|
| 6 | 20241532 | 2023 | 1908-03-2-780-10400 | 0 | 69 WHITBURN CRES | 8 | 365 | -1,359.20 | -1,047.08 | -312.12 | 0.00 |
| 6 | 20241533 | 2024 | 1908-03-2-780-10400 | 0 | 69 WHITBURN CRES | 8 | 366 | -1,459.19 | -1,147.07 | -312.12 | 0.00 |
| 6 | 20250241 | 2024 | 1908-03-3-390-00300 | 0 | 3685 KEELE ST | 15 | 150 | -6,102.12 | -3,489.26 | -2,276.71 | -336.15 |
| 6 | 20250022 | 2024 | 1908-05-1-110-00500 | 0 | 345 WILSON AVE | 6 | 244 | -4,888.23 | -2,958.10 | -1,930.13 | 0.00 |
| 6 | 20250689 | 2025 | 1908-05-1-270-06400 | 0 | 34 WIGAN CRES | 8 | 365 | 0.00 | 0.00 | 0.00 | 0.00 |
| 6 | 20250133 | 2024 | 1908-05-1-831-01600 | 0 | 213 REINER RD | 6 | 169 | -4,280.48 | -3,364.89 | -915.59 | 0.00 |
| 6 | 20241336 | 2023 | 1908-06-4-170-02500 | 0 | 142 ARMOUR BLVD | 6 | 193 | -450.95 | -347.40 | -103.55 | 0.00 |
| 6 | 20250549 | 2024 | 1908-06-4-200-03700 | 0 | 30 EDINBURGH DR | 5 | 100 | -291.20 | -228.91 | -62.29 | 0.00 |
| 7 | 20250606 | 2024 | 1908-01-1-290-01100 | 0 | 119-121 OAKDALE RD | 15 | 93 | -2,064.37 | -1,269.67 | -794.70 | 0.00 |
| 7 | 20250441 | 2024 | 1908-01-3-810-03400 | 0 | 156 ROWNTREE MILL RD | 8 | 366 | -1,595.10 | -1,253.91 | -341.19 | 0.00 |
| 7 | 20250044 | 2024 | 1908-03-3-290-00101 | 0 | 11 CATFORD RD | 8 | 366 | -24,782.62 | -15,684.05 | -9,098.57 | 0.00 |
| 8 | 20250247 | 2024 | 1904-11-3-010-06700 | 0 | 1002 SPADINA RD | 15 | 366 | -543.62 | -427.34 | -116.28 | 0.00 |
| 8 | 20250049 | 2024 | 1904-11-3-190-02400 | 0 | 86 WEMBLEY RD | 8 | 366 | -221.74 | -174.31 | -47.43 | 0.00 |
| 8 | 20250577 | 2024 | 1904-11-3-310-00600 | 0 | 84 FAIRLEIGH CRES | 8 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 8 | 20250295 | 2024 | 1904-11-4-460-03700 | 0 | 24 HEDDINGTON AVE | 5 | 244 | -696.22 | -547.30 | -148.92 | 0.00 |
| 8 | 20250079 | 2024 | 1904-11-4-600-00105 | 0 | 2360-2378 YONGE ST | 8 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 8 | 20250268 | 2024 | 1904-11-4-680-03600 | 0 | 60 ROSELAWN AVE | 8 | 366 | -9,518.88 | -4,805.92 | -4,712.96 | 0.00 |
| 8 | 20250102 | 2024 | 1904-11-5-350-00500 | 0 | 79 ALEXANDRA BLVD | 15 | 274 | -2,617.48 | -2,057.60 | -559.88 | 0.00 |
| 8 | 20250488 | 2024 | 1904-11-5-540-00900 | 0 | 91 CHATSWORTH DR | 6 | 310 | -4,555.96 | -3,581.44 | -974.52 | 0.00 |
| 8 | 20250027 | 2024 | 1904-11-6-110-02600 | 0 | 3202 YONGE ST | 5 | 92 | -5,278.35 | -1,773.59 | -3,238.04 | -266.72 |
| 8 | 20250028 | 2024 | 1904-11-6-110-02700 | 0 | 3200 YONGE ST | 5 | 92 | -4,031.98 | -1,351.09 | -2,476.80 | -204.09 |
| 8 | 20250029 | 2024 | 1904-11-6-110-02800 | 0 | 3198 YONGE ST | 5 | 92 | -2,139.15 | -407.26 | -1,603.51 | -128.38 |
| 8 | 20250030 | 2024 | 1904-11-6-110-02900 | 0 | 3196 YONGE ST | 5 | 92 | -2,441.66 | -528.27 | -1,772.43 | -140.96 |
| 8 | 20250031 | 2024 | 1904-11-6-110-03000 | 0 | 3194 YONGE ST | 5 | 92 | -2,300.63 | -436.54 | -1,725.87 | -138.22 |

Reason Codes:

- | | |
|--|---|
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| 8 | 20250032 | 2024 | 1904-11-6-110-03100 | 0 | 3192 YONGE ST | 5 | 92 | -2,078.06 | -393.96 | -1,559.19 | -124.91 |
| 8 | 20250034 | 2024 | 1904-11-6-110-03200 | 0 | 3190 YONGE ST | 5 | 92 | -4,851.06 | -1,632.04 | -2,974.08 | -244.94 |
| 8 | 20250035 | 2024 | 1904-11-6-110-03300 | 0 | 3188 YONGE ST | 5 | 92 | -2,189.02 | -441.07 | -1,618.78 | -129.17 |
| 8 | 20250036 | 2024 | 1904-11-6-110-03400 | 0 | 3186 YONGE ST | 5 | 92 | -4,657.79 | -1,614.48 | -2,812.64 | -230.67 |
| 8 | 20250037 | 2024 | 1904-11-6-110-03500 | 0 | 3184 YONGE ST | 5 | 92 | -2,327.74 | -460.36 | -1,729.17 | -138.21 |
| 8 | 20250038 | 2024 | 1904-11-6-110-03600 | 0 | 3180 YONGE ST | 5 | 92 | -4,536.46 | -1,073.34 | -3,209.51 | -253.61 |
| 8 | 20250620 | 2025 | 1908-04-1-310-02800 | 0 | 92 DELL PARK AVE | 8 | 365 | -610.81 | -486.88 | -123.93 | 0.00 |
| 8 | 20250297 | 2024 | 1908-04-3-220-08400 | 0 | 90 LYNNHAVEN RD | 5 | 180 | -499.53 | -392.68 | -106.85 | 0.00 |
| 8 | 20250558 | 2024 | 1908-04-3-240-04400 | 0 | 26 KHEDIVE AVE | 6 | 285 | -913.46 | -718.07 | -195.39 | 0.00 |
| 8 | 20250089 | 2024 | 1908-06-1-290-02200 | 0 | 50 EDGECOMBE AVE | 8 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 8 | 20250046 | 2024 | 1908-06-1-490-01100 | 0 | 331 GLENGARRY AVE | 15 | 335 | -1,329.04 | -1,044.76 | -284.28 | 0.00 |
| 8 | 20250501 | 2024 | 1908-06-3-360-06503 | 0 | 3600 YONGE ST 933 | 15 | 100 | -811.83 | -638.18 | -173.65 | 0.00 |
| 8 | 20250091 | 2024 | 1914-04-3-090-01600 | 0 | 62 HARTLEY AVE | 15 | 151 | -313.99 | -246.83 | -67.16 | 0.00 |
| 8 | 20250090 | 2024 | 1914-04-3-090-01900 | 0 | 56 HARTLEY AVE | 15 | 254 | -489.45 | -384.76 | -104.69 | 0.00 |
| 8 | 20250073 | 2024 | 1914-04-3-180-00300 | 0 | 51 MONTCALM AVE | 5 | 40 | -106.31 | -83.57 | -22.74 | 0.00 |
| 8 | 20250420 | 2024 | 1914-04-3-240-03500 | 0 | 606 CALEDONIA RD | 8 | 366 | -5,435.58 | -2,692.63 | -2,742.95 | 0.00 |
| 8 | 20250423 | 2024 | 1914-04-3-240-03600 | 0 | 602 CALEDONIA RD | 8 | 366 | -5,478.03 | -2,713.66 | -2,764.37 | 0.00 |
| 8 | 20241544 | 2024 | 1914-04-3-330-00200 | 0 | 1203 ROSELAWN AVE | 8 | 366 | -5,718.79 | -3,460.71 | -2,258.08 | 0.00 |
| 9 | 20250345 | 2024 | 1904-01-3-570-03400 | 0 | 1517 DUPONT ST | 8 | 366 | -1,958.28 | -1,958.28 | 0.00 | 0.00 |
| 9 | 20250344 | 2024 | 1904-01-3-570-03500 | 0 | 1507 DUPONT ST | 8 | 366 | -3,103.32 | -3,103.32 | 0.00 | 0.00 |
| 9 | 20250309 | 2024 | 1904-02-4-260-01300 | 0 | 128 SHERIDAN AVE REAR | 8 | 366 | -7,408.19 | -3,669.81 | -3,738.38 | 0.00 |
| 9 | 20250264 | 2024 | 1904-02-4-370-00954 | 0 | STERLING RD | 7 | 366 | -5,014.18 | -3,941.65 | -1,072.53 | 0.00 |
| 9 | 20250169 | 2024 | 1904-02-4-390-05380 | 0 | 246 ST HELENS AVE | 6 | 125 | -713.33 | -560.75 | -152.58 | 0.00 |
| 9 | 20250175 | 2024 | 1904-03-1-050-05300 | 0 | 798 DOVERCOURT RD | 15 | 366 | -1,157.33 | -909.78 | -247.55 | 0.00 |

Reason Codes:

- 5 - razed by fire, demolition or otherwise
- 6 - damaged by fire, demolition or otherwise
- 7 - exemption
- 8 - gross or manifest clerical error
- 10 - sickness or extreme poverty

- 14 - structure removed
- 15 - unusable due to repairs or renovations
- 16 - vacant land
- 18 - tax class change



City of Toronto
Detail Hearing Report - Section 323 of COTA
Hearing Number: 2025H3

APPENDIX A

Hearing Date: Thursday, October 23, 2025

Time: 9:45 AM

Location: Toronto City Hall - Council
Chambers 100 Queen St W
and/or via Video Call

| Ward | Appeal# | Tax Year | Roll Number | Tenant | Property Address | Reason | # Of Days | Total Tax Adjustment | City | School | BIA |
|------|----------|----------|---------------------|--------|-----------------------|--------|-----------|----------------------|------------|------------|---------|
| 9 | 20250011 | 2024 | 1904-03-1-500-04300 | 0 | 230 EMERSON AVE | 8 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9 | 20250190 | 2024 | 1904-03-2-150-04300 | 0 | 240 OLD WESTON RD | 7 | 72 | -686.67 | -539.79 | -146.88 | 0.00 |
| 9 | 20250492 | 2024 | 1904-03-2-490-05022 | 0 | 40 ED CLARK GDNS TH28 | 6 | 103 | -217.40 | -170.90 | -46.50 | 0.00 |
| 9 | 20250405 | 2024 | 1904-03-2-600-00100 | 0 | 71 INNES AVE | 18 | 366 | -3,848.25 | -3,025.11 | -823.14 | 0.00 |
| 9 | 20250142 | 2024 | 1904-03-2-610-05303 | 0 | 53 INNES AVE | 15 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9 | 20241501 | 2024 | 1904-03-3-110-04700 | 0 | 1446 DUFFERIN ST | 6 | 336 | -2,819.53 | -1,834.79 | -984.74 | 0.00 |
| 9 | 20230222 | 2022 | 1904-03-3-160-12400 | 0 | 402 SALEM AVE N REAR | 15 | 214 | -1,023.68 | -599.16 | -424.52 | 0.00 |
| 9 | 20250085 | 2024 | 1904-03-3-510-00100 | 0 | 1615 DUFFERIN ST | 7 | 22 | -3,933.18 | -2,380.15 | -1,553.03 | 0.00 |
| 9 | 20250815 | 2025 | 1904-03-3-840-02100 | 0 | 1861 DUFFERIN ST | 8 | 365 | -1,176.38 | -937.70 | -238.68 | 0.00 |
| 9 | 20250807 | 2024 | 1904-03-3-840-02100 | 0 | 1861 DUFFERIN ST | 8 | 366 | -1,115.85 | -877.17 | -238.68 | 0.00 |
| 9 | 20250649 | 2025 | 1904-03-3-840-02200 | 0 | 1863 DUFFERIN ST | 8 | 365 | -1,289.49 | -1,027.86 | -261.63 | 0.00 |
| 9 | 20250808 | 2024 | 1904-03-3-840-02200 | 0 | 1863 DUFFERIN ST | 8 | 366 | -1,223.14 | -961.51 | -261.63 | 0.00 |
| 9 | 20250055 | 2024 | 1914-02-2-120-03800 | 0 | 374 LAUDER AVE | 15 | 167 | -519.59 | -408.45 | -111.14 | 0.00 |
| 9 | 20241346 | 2024 | 1914-04-1-340-01500 | 0 | 5 DYNEVOR RD | 8 | 366 | -1,545.03 | -1,214.55 | -330.48 | 0.00 |
| 10 | 20250678 | 2025 | 1904-04-1-010-00507 | 0 | 650 QUEENS QUAY W | 8 | 365 | -746.96 | -446.56 | -281.60 | -18.80 |
| 10 | 20250679 | 2025 | 1904-04-1-010-00508 | 0 | 650 QUEENS QUAY W | 8 | 365 | -746.96 | -446.56 | -281.60 | -18.80 |
| 10 | 20250328 | 2024 | 1904-04-1-620-06300 | 0 | 736 RICHMOND ST W | 15 | 366 | -1,313.27 | -1,032.36 | -280.91 | 0.00 |
| 10 | 20250119 | 2024 | 1904-04-2-020-06900 | 0 | 156 PALMERSTON AVE | 15 | 366 | -1,576.50 | -1,239.29 | -337.21 | 0.00 |
| 10 | 20250425 | 2024 | 1904-04-2-150-00200 | 0 | 900 QUEEN ST W | 7 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 10 | 20250360 | 2024 | 1904-04-2-240-06800 | 0 | 1088 QUEEN ST W | 8 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 10 | 20250502 | 2024 | 1904-06-1-090-00502 | 0 | 100 HARBOUR ST | 8 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 10 | 20250223 | 2024 | 1904-06-1-170-00200 | 0 | 1 UNIVERSITY AVE | 15 | 134 | -10,548.42 | -6,363.52 | -4,152.14 | -32.76 |
| 10 | 20250348 | 2024 | 1904-06-1-170-00500 | 0 | 60 YORK ST | 8 | 366 | -139,717.40 | -84,286.92 | -54,996.48 | -434.00 |
| 10 | 20250202 | 2024 | 1904-06-1-190-00800 | 0 | 40 UNIVERSITY AVE | 15 | 186 | -1,367.90 | -825.21 | -538.44 | -4.25 |

Reason Codes:

- | | |
|--|---|
| 5 - razed by fire, demolition or otherwise | 14 - structure removed |
| 6 - damaged by fire, demolition or otherwise | 15 - unusable due to repairs or renovations |
| 7 - exemption | 16 - vacant land |
| 8 - gross or manifest clerical error | 18 - tax class change |
| 10 - sickness or extreme poverty | |



City of Toronto
Detail Hearing Report - Section 323 of COTA
Hearing Number: 2025H3

APPENDIX A

Hearing Date: Thursday, October 23, 2025

Time: 9:45 AM

Location: Toronto City Hall - Council
Chambers 100 Queen St W
and/or via Video Call

| Ward | Appeal# | Tax Year | Roll Number | Tenant | Property Address | Reason | # Of Days | Total Tax Adjustment | City | School | BIA |
|------|----------|----------|---------------------|--------|---------------------|--------|-----------|----------------------|-------------|-------------|-----------|
| 10 | 20250321 | 2024 | 1904-06-1-220-00853 | 0 | 74-76 YORK ST | 15 | 245 | -10,950.77 | -6,606.24 | -4,310.51 | -34.02 |
| 10 | 20250482 | 2024 | 1904-06-2-060-01106 | 0 | 120 BREMNER BLVD | 15 | 268 | -27,509.77 | -16,364.06 | -10,677.40 | -468.31 |
| 10 | 20250209 | 2024 | 1904-06-2-060-01151 | 0 | 18 YORK ST | 15 | 352 | -201,782.13 | -120,029.13 | -78,317.96 | -3,435.04 |
| 10 | 20250430 | 2024 | 1904-06-2-210-01001 | 0 | 577-579 KING ST W | 15 | 245 | -2,426.32 | -1,548.01 | -846.33 | -31.98 |
| 10 | 20250212 | 2024 | 1904-06-2-210-05700 | 0 | 462 WELLINGTON ST W | 15 | 366 | -66,041.15 | -39,284.26 | -25,632.64 | -1,124.25 |
| 10 | 20250588 | 2024 | 1904-06-2-230-01600 | 0 | 299 KING ST W | 15 | 352 | -9,267.32 | -5,512.62 | -3,596.94 | -157.76 |
| 10 | 20250263 | 2024 | 1904-06-2-230-01700 | 0 | 297 KING ST W | 15 | 352 | -7,272.99 | -4,326.30 | -2,822.88 | -123.81 |
| 10 | 20250411 | 2024 | 1904-06-2-370-03700 | 0 | 662 KING ST W | 18 | 366 | -445,859.41 | -265,217.33 | -173,052.00 | -7,590.08 |
| 10 | 20250462 | 2024 | 1904-06-2-420-02000 | 0 | 490 ADELAIDE ST W | 8 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 10 | 20250407 | 2024 | 1904-06-2-530-02200 | 0 | 205 QUEEN ST W | 18 | 366 | -82,761.41 | -49,339.98 | -32,193.92 | -1,227.51 |
| 10 | 20250410 | 2024 | 1904-06-2-570-01900 | 0 | 443 QUEEN ST W | 18 | 366 | -154,713.93 | -92,236.02 | -60,183.20 | -2,294.71 |
| 10 | 20250547 | 2024 | 1904-06-2-570-02400 | 0 | 460 RICHMOND ST W | 15 | 153 | -3,942.63 | -2,345.25 | -1,530.26 | -67.12 |
| 10 | 20250432 | 2024 | 1904-06-2-600-00900 | 0 | 561 QUEEN ST W | 15 | 311 | -6,854.12 | -4,345.62 | -2,427.10 | -81.40 |
| 10 | 20241377 | 2024 | 1904-06-2-600-01000 | 0 | 559 QUEEN ST W | 15 | 243 | -3,332.37 | -2,108.36 | -1,184.09 | -39.92 |
| 10 | 20250143 | 2024 | 1904-06-2-620-01600 | 0 | 701 QUEEN ST W | 8 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 10 | 20250330 | 2024 | 1904-06-2-620-01800 | 0 | 697 QUEEN ST W | 8 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 10 | 20250179 | 2024 | 1904-06-3-060-00301 | 0 | 188 UNIVERSITY AVE | 15 | 206 | -53,207.65 | -31,650.31 | -20,651.56 | -905.78 |
| 10 | 20250322 | 2024 | 1904-06-3-110-00200 | 0 | 121 RICHMOND ST W | 15 | 127 | -6,057.94 | -3,654.56 | -2,384.56 | -18.82 |
| 10 | 20250178 | 2024 | 1904-06-3-110-01100 | 0 | 130 ADELAIDE ST W | 15 | 99 | -10,856.85 | -6,549.58 | -4,273.54 | -33.73 |
| 10 | 20241530 | 2024 | 1904-06-3-140-00400 | 0 | 76 ADELAIDE ST W | 15 | 366 | -652,600.27 | -393,692.30 | -256,880.80 | -2,027.17 |
| 10 | 20250406 | 2024 | 1904-06-5-160-03200 | 0 | 165 SPADINA AVE | 18 | 366 | -265,708.77 | -159,583.24 | -102,276.32 | -3,849.21 |
| 10 | 20241527 | 2024 | 1904-06-5-180-02500 | 0 | 36 PHOEBE ST | 15 | 162 | -740.86 | -582.39 | -158.47 | 0.00 |
| 10 | 20250071 | 2024 | 1904-06-5-200-04100 | 0 | 24 SULLIVAN ST | 15 | 366 | -1,716.70 | -1,349.50 | -367.20 | 0.00 |
| 11 | 20250326 | 2024 | 1904-04-3-070-02250 | 0 | 890 DUNDAS ST W | 15 | 122 | -1,184.26 | -696.81 | -454.67 | -32.78 |

Reason Codes:

- | | |
|--|---|
| 5 - razed by fire, demolition or otherwise | 14 - structure removed |
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City of Toronto
Detail Hearing Report - Section 323 of COTA
Hearing Number: 2025H3

APPENDIX A

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Time: 9:45 AM

Location: Toronto City Hall - Council
 Chambers 100 Queen St W
 and/or via Video Call

| Ward | Appeal# | Tax Year | Roll Number | Tenant | Property Address | Reason | # Of Days | Total Tax Adjustment | City | School | BIA |
|------|----------|----------|---------------------|--------|--------------------|--------|-----------|----------------------|------------|------------|-----------|
| 11 | 20250516 | 2024 | 1904-04-4-390-01100 | 0 | 621 OSSINGTON AVE | 5 | 147 | -433.80 | -341.01 | -92.79 | 0.00 |
| 11 | 20250265 | 2024 | 1904-04-4-390-05700 | 0 | 883 BLOOR ST W | 18 | 162 | 0.00 | 0.00 | 0.00 | 0.00 |
| 11 | 20250104 | 2024 | 1904-04-4-390-08900 | 0 | 490 ROXTON RD | 8 | 366 | -1,473.50 | -1,158.32 | -315.18 | 0.00 |
| 11 | 20250024 | 2024 | 1904-05-1-240-06200 | 0 | 828 SHAW ST | 8 | 366 | -17,937.03 | -15,576.24 | -2,360.79 | 0.00 |
| 11 | 20250245 | 2024 | 1904-05-1-310-03500 | 0 | 914 BATHURST ST | 5 | 139 | -21,248.46 | -8,253.96 | -12,994.50 | 0.00 |
| 11 | 20250255 | 2024 | 1904-05-1-560-04300 | 0 | 862 PALMERSTON AVE | 15 | 290 | -1,104.05 | -867.89 | -236.16 | 0.00 |
| 11 | 20250353 | 2024 | 1904-05-1-580-02200 | 0 | 549 CLINTON ST | 15 | 274 | -1,196.28 | -940.40 | -255.88 | 0.00 |
| 11 | 20250453 | 2024 | 1904-05-2-020-00100 | 0 | 1235 BAY ST | 15 | 151 | -3,084.66 | -1,802.94 | -1,176.39 | -105.33 |
| 11 | 20250493 | 2024 | 1904-05-2-130-00105 | 0 | 9 MADISON AVE | 15 | 366 | -11,611.41 | -7,026.61 | -4,584.80 | 0.00 |
| 11 | 20250446 | 2024 | 1904-05-2-290-02000 | 0 | 99 SCOLLARD ST | 15 | 366 | -13,164.61 | -7,694.47 | -5,020.58 | -449.56 |
| 11 | 20250354 | 2024 | 1904-05-2-540-07000 | 0 | 34 ROXBOROUGH ST W | 15 | 285 | -3,739.61 | -2,939.71 | -799.90 | 0.00 |
| 11 | 20250213 | 2024 | 1904-05-2-550-13200 | 0 | 100 MACPHERSON AVE | 15 | 366 | -422.02 | -331.75 | -90.27 | 0.00 |
| 11 | 20250665 | 2025 | 1904-06-5-490-03700 | 0 | 610 DUNDAS ST W | 8 | 365 | -4,389.79 | -2,839.90 | -1,549.89 | 0.00 |
| 11 | 20250816 | 2025 | 1904-06-5-490-03800 | 0 | 614 DUNDAS ST W | 8 | 365 | -3,758.90 | -2,529.38 | -1,229.52 | 0.00 |
| 11 | 20250362 | 2024 | 1904-06-5-510-05600 | 0 | 310 SPADINA AVE | 15 | 103 | -20,106.52 | -11,559.86 | -7,542.71 | -1,003.95 |
| 11 | 20250287 | 2024 | 1904-06-5-570-00100 | 0 | 522 UNIVERSITY AVE | 7 | 13 | -33,996.34 | -20,572.78 | -13,423.56 | 0.00 |
| 11 | 20250645 | 2024 | 1904-06-5-620-03400 | 0 | 130 D ARCY ST | 15 | 200 | -906.04 | -712.24 | -193.80 | 0.00 |
| 11 | 20250652 | 2025 | 1904-06-5-690-01500 | 0 | 457 BATHURST ST | 8 | 365 | 0.00 | 0.00 | 0.00 | 0.00 |
| 11 | 20241526 | 2024 | 1904-06-5-780-03200 | 0 | 6 ROSS ST | 15 | 366 | -1,676.64 | -1,318.01 | -358.63 | 0.00 |
| 11 | 20250431 | 2024 | 1904-06-6-550-02000 | 0 | 346 YONGE ST | 15 | 366 | -19,669.51 | -12,893.29 | -6,480.45 | -295.77 |
| 11 | 20250286 | 2024 | 1904-06-6-590-00103 | 0 | 700 BAY ST | 8 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 11 | 20250489 | 2024 | 1904-06-7-240-01300 | 0 | 423 MARKHAM ST | 15 | 349 | -2,189.43 | -1,721.11 | -468.32 | 0.00 |
| 11 | 20250529 | 2024 | 1904-06-7-260-05400 | 0 | 358 MARKHAM ST | 15 | 366 | -1,752.46 | -1,377.61 | -374.85 | 0.00 |
| 11 | 20250099 | 2024 | 1904-06-7-440-01300 | 0 | 161 ROBERT ST | 15 | 310 | -1,718.18 | -1,350.66 | -367.52 | 0.00 |

Reason Codes:

- | | |
|--|---|
| 5 - razed by fire, demolition or otherwise | 14 - structure removed |
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City of Toronto
Detail Hearing Report - Section 323 of COTA
Hearing Number: 2025H3

APPENDIX A

Hearing Date: Thursday, October 23, 2025

Time: 9:45 AM

Location: Toronto City Hall - Council
Chambers 100 Queen St W
and/or via Video Call

| Ward | Appeal# | Tax Year | Roll Number | Tenant | Property Address | Reason | # Of Days | Total Tax Adjustment | City | School | BIA |
|------|----------|----------|---------------------|--------|-----------------------|--------|-----------|----------------------|------------|------------|---------|
| 11 | 20250271 | 2024 | 1904-06-8-070-00800 | 0 | 800 BAY ST | 7 | 184 | -72,207.10 | -43,695.90 | -28,511.20 | 0.00 |
| 11 | 20250272 | 2024 | 1904-06-8-580-02100 | 0 | 77 BLOOR ST W | 7 | 351 | -26,732.50 | -15,624.67 | -10,194.95 | -912.88 |
| 11 | 20250256 | 2024 | 1904-10-1-051-00100 | 0 | 717 CHURCH ST | 5 | 365 | -57,193.83 | -28,888.69 | -28,305.14 | 0.00 |
| 11 | 20250208 | 2024 | 1904-10-1-060-00600 | 0 | 877 YONGE ST | 7 | 123 | -10,681.23 | -6,463.71 | -4,217.52 | 0.00 |
| 11 | 20250818 | 2025 | 1904-10-1-440-00200 | 0 | 49 ASTLEY AVE | 8 | 365 | 0.00 | 0.00 | 0.00 | 0.00 |
| 11 | 20250161 | 2024 | 1904-10-1-440-00200 | 0 | 49 ASTLEY AVE | 5 | 100 | -113.36 | -89.11 | -24.25 | 0.00 |
| 11 | 20250331 | 2024 | 1904-10-2-020-03100 | 0 | 125 SUMMERHILL AVE | 15 | 123 | -346.15 | -272.11 | -74.04 | 0.00 |
| 11 | 20250127 | 2024 | 1904-10-2-140-00600 | 0 | 3 ROSE PARK CRES | 15 | 205 | -853.36 | -670.83 | -182.53 | 0.00 |
| 11 | 20250465 | 2024 | 1904-10-2-240-00202 | 0 | 93 INGLEWOOD DR | 8 | 366 | -1,144.46 | -899.66 | -244.80 | 0.00 |
| 11 | 20250356 | 2024 | 1904-10-2-320-04900 | 0 | 138 GLENROSE AVE | 15 | 366 | -3,842.54 | -3,020.62 | -821.92 | 0.00 |
| 11 | 20250203 | 2024 | 1906-04-1-051-00450 | 0 | NESBITT DR W/S | 7 | 64 | -301.44 | -236.96 | -64.48 | 0.00 |
| 12 | 20250168 | 2024 | 1904-05-3-260-04200 | 0 | 75 BRAEMORE GDNS | 15 | 93 | -161.76 | -127.16 | -34.60 | 0.00 |
| 12 | 20250548 | 2024 | 1904-05-3-550-01700 | 0 | 699 ST CLAIR AVE W | 6 | 165 | -1,215.18 | -674.03 | -389.11 | -152.04 |
| 12 | 20250642 | 2025 | 1904-05-3-750-00200 | 0 | 82 VAUGHAN RD | 7 | 288 | -3,837.79 | -3,059.12 | -778.67 | 0.00 |
| 12 | 20250641 | 2025 | 1904-05-3-750-00300 | 0 | 78 VAUGHAN RD | 7 | 288 | -7,645.81 | -6,094.52 | -1,551.29 | 0.00 |
| 12 | 20250798 | 2025 | 1904-05-4-200-00500 | 0 | 29 RATHNELLY AVE | 6 | 245 | -1,584.31 | -1,262.86 | -321.45 | 0.00 |
| 12 | 20250128 | 2024 | 1904-05-4-240-02902 | 0 | 260 RUSSELL HILL RD 2 | 15 | 229 | -1,493.01 | -1,173.66 | -319.35 | 0.00 |
| 12 | 20250586 | 2024 | 1904-10-3-220-00500 | 0 | 1919 A YONGE ST | 8 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 12 | 20250061 | 2024 | 1904-10-4-010-00115 | 0 | 2267 YONGE ST | 8 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 12 | 20250346 | 2024 | 1904-10-4-010-01000 | 0 | 2299 YONGE ST | 15 | 243 | -8,094.83 | -4,898.56 | -3,196.27 | 0.00 |
| 12 | 20250466 | 2024 | 1904-11-1-060-01000 | 0 | 55 DUNVEGAN RD | 8 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 12 | 20250053 | 2024 | 1904-11-1-190-00200 | 0 | 9 RELMAR RD | 5 | 86 | -431.94 | -339.55 | -92.39 | 0.00 |
| 12 | 20250103 | 2024 | 1904-11-1-360-02650 | 0 | 21 LONSDALE RD | 6 | 205 | -1,770.83 | -1,392.05 | -378.78 | 0.00 |
| 12 | 20250156 | 2024 | 1904-11-2-190-01300 | 0 | 235 DUNVEGAN RD | 8 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |

Reason Codes:

- | | |
|--|---|
| 5 - razed by fire, demolition or otherwise | 14 - structure removed |
| 6 - damaged by fire, demolition or otherwise | 15 - unusable due to repairs or renovations |
| 7 - exemption | 16 - vacant land |
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City of Toronto
Detail Hearing Report - Section 323 of COTA
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and/or via Video Call

| Ward | Appeal# | Tax Year | Roll Number | Tenant | Property Address | Reason | # Of Days | Total Tax Adjustment | City | School | BIA |
|------|----------|----------|---------------------|--------|---------------------|--------|-----------|----------------------|-------------|-------------|-----------|
| 12 | 20250230 | 2024 | 1904-11-2-270-00800 | 0 | 535 RUSSELL HILL RD | 5 | 214 | -715.17 | -562.20 | -152.97 | 0.00 |
| 12 | 20250196 | 2024 | 1904-11-2-450-01100 | 0 | 14 ROSEMARY LANE | 15 | 366 | -4,456.25 | -3,503.06 | -953.19 | 0.00 |
| 12 | 20250092 | 2024 | 1904-11-2-580-02000 | 0 | 16 SILVERWOOD AVE | 5 | 17 | -97.35 | -76.53 | -20.82 | 0.00 |
| 12 | 20250350 | 2024 | 1904-11-2-640-00805 | 0 | 71 ARDMORE RD | 15 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 12 | 20250229 | 2024 | 1904-11-4-050-01200 | 0 | 47 BERWICK AVE | 15 | 366 | -994.25 | -781.58 | -212.67 | 0.00 |
| 12 | 20250657 | 2025 | 1904-11-4-110-00300 | 0 | 9 COLIN AVE | 8 | 365 | 0.00 | 0.00 | 0.00 | 0.00 |
| 12 | 20250043 | 2024 | 1904-11-4-270-02200 | 0 | 122 HIGHBOURNE RD | 8 | 366 | -1,394.81 | -1,096.46 | -298.35 | 0.00 |
| 13 | 20250460 | 2024 | 1904-06-1-140-03050 | 0 | 161 BAY ST | 15 | 366 | -157,995.62 | -95,313.56 | -62,191.27 | -490.79 |
| 13 | 20250355 | 2024 | 1904-06-3-010-02000 | 0 | 40 KING ST W | 15 | 366 | -499,896.88 | -301,571.37 | -196,772.69 | -1,552.82 |
| 13 | 20250452 | 2024 | 1904-06-4-430-02100 | 0 | 2 KING ST E | 15 | 145 | -3,968.65 | -2,394.16 | -1,562.16 | -12.33 |
| 13 | 20250227 | 2024 | 1904-06-4-440-01300 | 0 | 20 ADELAIDE ST E | 15 | 187 | -4,675.08 | -2,820.32 | -1,840.24 | -14.52 |
| 13 | 20250526 | 2024 | 1904-06-6-080-02600 | 0 | 483 BAY ST | 15 | 195 | -41,125.75 | -24,329.79 | -15,874.98 | -920.98 |
| 13 | 20250020 | 2024 | 1904-06-6-400-00100 | 0 | 241 CHURCH ST | 5 | 72 | -53,635.75 | -17,063.60 | -36,572.15 | 0.00 |
| 13 | 20250573 | 2024 | 1904-06-6-680-02000 | 0 | 73 MCGILL ST | 5 | 214 | -1,162.68 | -913.98 | -248.70 | 0.00 |
| 13 | 20250574 | 2024 | 1904-06-6-680-02100 | 0 | 75 MCGILL ST | 5 | 214 | -1,748.20 | -1,374.26 | -373.94 | 0.00 |
| 13 | 20250575 | 2024 | 1904-06-6-680-02200 | 0 | 77 MCGILL ST | 5 | 214 | -1,547.44 | -1,216.44 | -331.00 | 0.00 |
| 13 | 20250442 | 2024 | 1904-06-8-370-01100 | 0 | 636 YONGE ST | 6 | 235 | -3,977.41 | -2,406.92 | -1,570.49 | 0.00 |
| 13 | 20250329 | 2024 | 1904-06-8-470-01300 | 0 | 81 CHARLES ST E | 15 | 153 | -787.60 | -619.13 | -168.47 | 0.00 |
| 13 | 20250644 | 2024 | 1904-07-1-500-00100 | 0 | 8 EASTERN AVE | 15 | 152 | -6,731.31 | -4,073.43 | -2,657.88 | 0.00 |
| 13 | 20250155 | 2024 | 1904-07-2-130-03200 | 0 | 417 DUNDAS ST E | 15 | 366 | -1,237.45 | -972.76 | -264.69 | 0.00 |
| 13 | 20250109 | 2024 | 1904-07-2-140-02100 | 0 | 252 PARLIAMENT ST | 8 | 366 | -38,415.15 | -12,221.34 | -26,193.81 | 0.00 |
| 13 | 20250662 | 2025 | 1904-07-2-300-04000 | 0 | 270 SEATON ST | 8 | 365 | -3,008.81 | -2,398.34 | -610.47 | 0.00 |
| 13 | 20250531 | 2024 | 1904-07-2-300-04000 | 0 | 270 SEATON ST | 8 | 366 | -2,854.00 | -2,243.53 | -610.47 | 0.00 |
| 13 | 20250497 | 2024 | 1904-07-4-010-00400 | 0 | 225 RIVER ST | 8 | 366 | -751.06 | -590.41 | -160.65 | 0.00 |

Reason Codes:

- | | |
|--|---|
| 5 - razed by fire, demolition or otherwise | 14 - structure removed |
| 6 - damaged by fire, demolition or otherwise | 15 - unusable due to repairs or renovations |
| 7 - exemption | 16 - vacant land |
| 8 - gross or manifest clerical error | 18 - tax class change |
| 10 - sickness or extreme poverty | |



City of Toronto
Detail Hearing Report - Section 323 of COTA
Hearing Number: 2025H3

APPENDIX A

Hearing Date: Thursday, October 23, 2025

Time: 9:45 AM

Location: Toronto City Hall - Council
Chambers 100 Queen St W
and/or via Video Call

| Ward | Appeal# | Tax Year | Roll Number | Tenant | Property Address | Reason | # Of Days | Total Tax Adjustment | City | School | BIA |
|------|----------|----------|---------------------|--------|----------------------|--------|-----------|----------------------|-------------|-------------|---------|
| 13 | 20250221 | 2024 | 1904-07-4-100-05900 | 0 | 222 GERRARD ST E | 8 | 366 | -5,119.75 | -3,083.19 | -1,663.11 | -373.45 |
| 13 | 20250047 | 2024 | 1904-07-4-260-12600 | 0 | 194 CARLTON ST | 18 | 292 | -5,589.43 | -2,371.44 | -2,415.75 | -802.24 |
| 14 | 20250048 | 2024 | 1904-07-1-190-01800 | 0 | 18 MC GEE ST | 6 | 83 | -405.53 | -318.79 | -86.74 | 0.00 |
| 14 | 20250250 | 2024 | 1904-07-1-190-02000 | 0 | 14 MC GEE ST | 6 | 88 | -672.45 | -528.61 | -143.84 | 0.00 |
| 14 | 20250408 | 2024 | 1904-07-1-200-00200 | 0 | 356 EASTERN AVE | 18 | 366 | -272,255.18 | -164,754.38 | -107,500.80 | 0.00 |
| 14 | 20250385 | 2024 | 1904-07-1-230-00152 | 0 | SUNLIGHT PARK RD | 18 | 366 | -9,175.10 | -4,748.70 | -4,426.40 | 0.00 |
| 14 | 20250210 | 2024 | 1904-07-3-270-01200 | 0 | 3 FIRST AVE | 6 | 60 | -307.22 | -241.51 | -65.71 | 0.00 |
| 14 | 20250376 | 2024 | 1904-07-5-180-06900 | 0 | 44 HAMPTON AVE | 15 | 366 | -1,493.52 | -1,174.06 | -319.46 | 0.00 |
| 14 | 20250082 | 2024 | 1904-08-1-020-01400 | 0 | 242 UNWIN AVE | 7 | 366 | -2,398.66 | -1,451.54 | -947.12 | 0.00 |
| 14 | 20241416 | 2024 | 1904-08-1-150-00450 | 0 | 300 COMMISSIONERS ST | 7 | 335 | -8,547.22 | -5,172.32 | -3,374.90 | 0.00 |
| 14 | 20241415 | 2023 | 1904-08-1-150-00450 | 0 | 300 COMMISSIONERS ST | 7 | 184 | -10,532.19 | -6,260.71 | -4,271.48 | 0.00 |
| 14 | 20250541 | 2024 | 1904-08-1-180-00300 | 0 | 560 COMMISSIONERS ST | 5 | 16 | -6,310.19 | -4,462.86 | -1,847.33 | 0.00 |
| 14 | 20250427 | 2024 | 1904-08-1-300-06630 | 0 | 802 EASTERN AVE | 7 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 14 | 20250463 | 2024 | 1904-08-1-370-06100 | 0 | 68 WINNIFRED AVE | 15 | 366 | -1,161.63 | -913.16 | -248.47 | 0.00 |
| 14 | 20250426 | 2024 | 1904-08-2-070-20750 | 0 | 1070 QUEEN ST E | 7 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 14 | 20250251 | 2024 | 1904-08-2-100-08700 | 0 | 72 JONES AVE | 5 | 69 | -230.59 | -181.27 | -49.32 | 0.00 |
| 14 | 20250428 | 2024 | 1904-08-2-180-00101 | 0 | 388 CARLAW AVE | 18 | 366 | -752,710.08 | -456,880.48 | -295,829.60 | 0.00 |
| 14 | 20250058 | 2024 | 1904-08-3-040-07500 | 0 | 106 ALTON AVE | 15 | 182 | -583.33 | -458.56 | -124.77 | 0.00 |
| 14 | 20250125 | 2024 | 1904-08-3-110-01600 | 0 | 1400 QUEEN ST E | 18 | 366 | -7,033.80 | -3,253.36 | -3,314.15 | -466.29 |
| 14 | 20250170 | 2024 | 1904-08-3-270-05300 | 0 | 20 RICHARD AVE | 15 | 169 | -455.79 | -358.30 | -97.49 | 0.00 |
| 14 | 20250066 | 2024 | 1904-08-4-080-00200 | 0 | 425 CARLAW AVE | 7 | 279 | -347,393.01 | -210,223.81 | -137,169.20 | 0.00 |
| 14 | 20250409 | 2024 | 1904-08-4-080-03800 | 0 | 392 PAPE AVE | 18 | 366 | -4,735.21 | -3,722.35 | -1,012.86 | 0.00 |
| 14 | 20250495 | 2024 | 1904-08-4-370-01100 | 0 | 673 DANFORTH AVE | 8 | 366 | -5,379.26 | -3,208.64 | -1,879.08 | -291.54 |
| 14 | 20250386 | 2024 | 1904-08-4-440-00300 | 0 | 1 LIPTON AVE | 18 | 366 | -5,579.25 | -4,385.85 | -1,193.40 | 0.00 |

Reason Codes:

- | | |
|--|---|
| 5 - razed by fire, demolition or otherwise | 14 - structure removed |
| 6 - damaged by fire, demolition or otherwise | 15 - unusable due to repairs or renovations |
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| 8 - gross or manifest clerical error | 18 - tax class change |
| 10 - sickness or extreme poverty | |



City of Toronto
Detail Hearing Report - Section 323 of COTA
Hearing Number: 2025H3

APPENDIX A

Hearing Date: Thursday, October 23, 2025

Time: 9:45 AM

Location: Toronto City Hall - Council
 Chambers 100 Queen St W
 and/or via Video Call

| Ward | Appeal# | Tax Year | Roll Number | Tenant | Property Address | Reason | # Of Days | Total Tax Adjustment | City | School | BIA |
|------|----------|----------|---------------------|--------|------------------|--------|-----------|----------------------|------------|------------|-----------|
| 14 | 20250388 | 2024 | 1904-08-4-440-00400 | 0 | 3 LIPTON AVE | 18 | 366 | -5,164.39 | -4,059.73 | -1,104.66 | 0.00 |
| 14 | 20250314 | 2024 | 1904-08-4-440-00600 | 0 | 7 LIPTON AVE | 18 | 366 | -5,693.70 | -4,475.82 | -1,217.88 | 0.00 |
| 14 | 20250315 | 2024 | 1904-08-4-440-00700 | 0 | 9 LIPTON AVE | 18 | 366 | -5,901.13 | -4,638.88 | -1,262.25 | 0.00 |
| 14 | 20250318 | 2024 | 1904-08-4-440-00800 | 0 | 11 LIPTON AVE | 18 | 366 | -4,828.21 | -3,795.46 | -1,032.75 | 0.00 |
| 14 | 20250319 | 2024 | 1904-08-4-440-00900 | 0 | 13 LIPTON AVE | 18 | 366 | -5,100.01 | -4,009.12 | -1,090.89 | 0.00 |
| 14 | 20250399 | 2024 | 1904-08-4-440-01000 | 0 | 15 LIPTON AVE | 18 | 366 | -5,107.16 | -4,014.74 | -1,092.42 | 0.00 |
| 14 | 20250401 | 2024 | 1904-08-4-440-01100 | 0 | 17 LIPTON AVE | 18 | 366 | -5,092.86 | -4,003.50 | -1,089.36 | 0.00 |
| 14 | 20250402 | 2024 | 1904-08-4-440-01201 | 0 | 19 LIPTON AVE | 18 | 366 | -6,466.22 | -5,083.10 | -1,383.12 | 0.00 |
| 14 | 20250384 | 2024 | 1904-08-4-440-01380 | 0 | 21 A LIPTON AVE | 18 | 366 | -5,321.75 | -4,183.43 | -1,138.32 | 0.00 |
| 14 | 20250312 | 2024 | 1904-08-4-440-02000 | 0 | 5 GERTRUDE PL | 18 | 366 | -6,745.18 | -5,302.39 | -1,442.79 | 0.00 |
| 14 | 20250313 | 2024 | 1904-08-4-440-02100 | 0 | 7 GERTRUDE PL | 18 | 366 | -5,457.65 | -4,290.26 | -1,167.39 | 0.00 |
| 14 | 20250394 | 2024 | 1904-08-4-440-02300 | 0 | 11 GERTRUDE PL | 18 | 366 | -5,264.52 | -4,138.44 | -1,126.08 | 0.00 |
| 14 | 20250396 | 2024 | 1904-08-4-440-02400 | 0 | 13 GERTRUDE PL | 18 | 366 | -7,245.88 | -5,695.99 | -1,549.89 | 0.00 |
| 14 | 20250398 | 2024 | 1904-08-4-440-02500 | 0 | 15 GERTRUDE PL | 18 | 366 | -7,417.55 | -5,830.94 | -1,586.61 | 0.00 |
| 14 | 20250400 | 2024 | 1904-08-4-440-09900 | 0 | 16 EATON AVE | 18 | 366 | -6,029.89 | -4,740.10 | -1,289.79 | 0.00 |
| 14 | 20250397 | 2024 | 1904-08-4-440-10100 | 0 | 14 EATON AVE | 18 | 366 | -5,307.45 | -4,172.19 | -1,135.26 | 0.00 |
| 14 | 20250395 | 2024 | 1904-08-4-440-10200 | 0 | 12 EATON AVE | 18 | 366 | -5,836.76 | -4,588.28 | -1,248.48 | 0.00 |
| 14 | 20250392 | 2024 | 1904-08-4-440-10300 | 0 | 10 EATON AVE | 18 | 366 | -7,331.72 | -5,763.47 | -1,568.25 | 0.00 |
| 14 | 20250387 | 2024 | 1904-08-4-440-10400 | 0 | 2 EATON AVE | 18 | 366 | -11,387.40 | -8,951.64 | -2,435.76 | 0.00 |
| 14 | 20250417 | 2024 | 1904-08-4-440-10500 | 0 | 710 DANFORTH AVE | 18 | 366 | -33,069.69 | -20,057.77 | -11,314.61 | -1,697.31 |
| 14 | 20250416 | 2024 | 1904-08-4-440-10600 | 0 | 708 DANFORTH AVE | 18 | 366 | -11,892.57 | -7,433.42 | -3,911.70 | -547.45 |
| 14 | 20250415 | 2024 | 1904-08-4-440-10700 | 0 | 706 DANFORTH AVE | 18 | 366 | -11,274.87 | -7,060.15 | -3,699.37 | -515.35 |
| 14 | 20250414 | 2024 | 1904-08-4-440-10800 | 0 | 704 DANFORTH AVE | 18 | 366 | -11,139.53 | -6,960.83 | -3,665.37 | -513.33 |
| 14 | 20250413 | 2024 | 1904-08-4-440-11000 | 0 | 700 DANFORTH AVE | 18 | 366 | -11,119.94 | -6,603.22 | -3,905.58 | -611.14 |

Reason Codes:

- | | |
|--|---|
| 5 - razed by fire, demolition or otherwise | 14 - structure removed |
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City of Toronto
Detail Hearing Report - Section 323 of COTA
Hearing Number: 2025H3

APPENDIX A

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Location: Toronto City Hall - Council
Chambers 100 Queen St W
and/or via Video Call

| Ward | Appeal# | Tax Year | Roll Number | Tenant | Property Address | Reason | # Of Days | Total Tax Adjustment | City | School | BIA |
|------|----------|----------|---------------------|--------|--------------------|--------|-----------|----------------------|-------------|------------|-----------|
| 14 | 20250412 | 2024 | 1904-08-4-440-11100 | 0 | 698 DANFORTH AVE | 18 | 366 | -17,236.97 | -9,778.57 | -6,380.44 | -1,077.96 |
| 14 | 20250254 | 2024 | 1904-08-4-490-03200 | 0 | 13 CRUIKSHANK AVE | 15 | 184 | -827.80 | -650.73 | -177.07 | 0.00 |
| 14 | 20250118 | 2024 | 1904-08-4-560-12500 | 0 | 36 ARUNDEL AVE | 5 | 56 | -221.08 | -173.79 | -47.29 | 0.00 |
| 14 | 20250116 | 2024 | 1904-08-5-370-04000 | 0 | 950 DANFORTH AVE | 15 | 366 | -1,906.60 | -1,202.98 | -636.07 | -67.55 |
| 14 | 20250153 | 2024 | 1904-08-5-600-02600 | 0 | 284 MILVERTON BLVD | 15 | 366 | -995.68 | -782.70 | -212.98 | 0.00 |
| 14 | 20250051 | 2024 | 1906-02-3-320-02500 | 0 | 208 LINSMORE CRES | 8 | 366 | -1,180.23 | -927.78 | -252.45 | 0.00 |
| 14 | 20250041 | 2024 | 1906-02-4-260-00100 | 0 | 171 DURANT AVE | 8 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 14 | 20250380 | 2024 | 1906-03-1-230-08300 | 0 | 164 GOWAN AVE | 5 | 104 | -540.64 | -425.00 | -115.64 | 0.00 |
| 14 | 20250211 | 2024 | 1906-03-1-400-00300 | 0 | 5 ST HUBERT AVE | 15 | 155 | 0.00 | 0.00 | 0.00 | 0.00 |
| 14 | 20250252 | 2024 | 1906-03-2-330-02300 | 0 | 82 DON VALLEY DR | 15 | 314 | -949.95 | -746.76 | -203.19 | 0.00 |
| 15 | 20250659 | 2025 | 1904-10-3-700-00700 | 0 | 29 TAUNTON RD | 8 | 365 | -2,375.38 | -1,893.43 | -481.95 | 0.00 |
| 15 | 20250661 | 2024 | 1904-10-3-700-00700 | 0 | 29 TAUNTON RD | 6 | 197 | -893.22 | -702.16 | -191.06 | 0.00 |
| 15 | 20250333 | 2024 | 1904-10-4-060-03000 | 0 | 516 EGLINTON AVE E | 15 | 366 | -4,123.05 | -2,495.05 | -1,628.00 | 0.00 |
| 15 | 20250290 | 2024 | 1904-10-4-260-01300 | 0 | 2549 YONGE ST | 15 | 366 | -6,324.32 | -3,870.56 | -2,330.87 | -122.89 |
| 15 | 20250291 | 2024 | 1904-10-4-260-01400 | 0 | 2551 YONGE ST | 15 | 366 | -4,987.40 | -3,090.16 | -1,804.55 | -92.69 |
| 15 | 20250288 | 2024 | 1904-10-4-260-01500 | 0 | 2553 YONGE ST | 15 | 366 | -981.57 | -581.13 | -379.18 | -21.26 |
| 15 | 20250289 | 2024 | 1904-10-4-260-01600 | 0 | 2555 YONGE ST | 15 | 366 | -18,387.59 | -11,012.48 | -6,990.91 | -384.20 |
| 15 | 20250148 | 2024 | 1904-10-5-160-06800 | 0 | 174 RANLEIGH AVE | 15 | 153 | -71.76 | -56.41 | -15.35 | 0.00 |
| 15 | 20250002 | 2024 | 1904-10-5-280-01100 | 0 | 165 GOLFDALE RD | 8 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 15 | 20250391 | 2024 | 1906-04-1-091-00200 | 0 | 6 BANIGAN DR | 18 | 366 | -56,051.22 | -33,919.22 | -22,132.00 | 0.00 |
| 15 | 20250389 | 2024 | 1906-04-1-091-00300 | 0 | 4 BANIGAN DR | 18 | 366 | -62,893.27 | -38,059.67 | -24,833.60 | 0.00 |
| 15 | 20250393 | 2024 | 1906-04-1-091-00800 | 0 | 10 OVERLEA BLVD | 18 | 366 | -28,525.73 | -22,424.09 | -6,101.64 | 0.00 |
| 15 | 20250390 | 2024 | 1906-04-1-091-00900 | 0 | 4 OVERLEA BLVD | 18 | 366 | -94,689.18 | -57,649.98 | -37,039.20 | 0.00 |
| 15 | 20250404 | 2024 | 1906-04-1-111-00800 | 0 | 36 OVERLEA BLVD | 18 | 366 | -164,291.66 | -101,046.06 | -63,245.60 | 0.00 |

Reason Codes:

- | | |
|--|---|
| 5 - razed by fire, demolition or otherwise | 14 - structure removed |
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City of Toronto
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APPENDIX A

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Chambers 100 Queen St W
and/or via Video Call

| Ward | Appeal# | Tax Year | Roll Number | Tenant | Property Address | Reason | # Of Days | Total Tax Adjustment | City | School | BIA |
|------|----------|----------|---------------------|--------|------------------------|--------|-----------|----------------------|------------|------------|------|
| 15 | 20250075 | 2024 | 1906-04-1-161-00100 | 0 | 215 WICKSTEED AVE | 7 | 336 | -10,446.87 | -6,321.89 | -4,124.98 | 0.00 |
| 15 | 20250180 | 2024 | 1906-04-3-050-00101 | 0 | 45-65 WICKSTEED AVE | 15 | 116 | -131,215.64 | -79,404.74 | -51,810.90 | 0.00 |
| 15 | 20250114 | 2024 | 1906-04-3-070-00639 | 0 | 939 EGLINTON AVE E | 7 | 210 | -14,978.94 | -7,752.55 | -7,226.39 | 0.00 |
| 15 | 20250487 | 2024 | 1906-04-5-010-07500 | 0 | 130 RYKERT CRES | 5 | 253 | -2,472.24 | -1,943.43 | -528.81 | 0.00 |
| 15 | 20250503 | 2024 | 1906-04-5-010-09900 | 0 | 80 RYKERT CRES | 5 | 261 | -1,290.51 | -1,014.47 | -276.04 | 0.00 |
| 15 | 20250134 | 2024 | 1908-08-1-360-01900 | 0 | 142 BUCKINGHAM AVE | 15 | 248 | -3,066.07 | -2,410.24 | -655.83 | 0.00 |
| 15 | 20250782 | 2025 | 1908-08-1-580-06400 | 0 | 2452 BAYVIEW AVE | 8 | 365 | -2,601.60 | -2,073.75 | -527.85 | 0.00 |
| 15 | 20250785 | 2025 | 1908-08-1-580-06500 | 0 | 2450 BAYVIEW AVE | 8 | 365 | -1,538.34 | -1,226.22 | -312.12 | 0.00 |
| 15 | 20250561 | 2024 | 1908-08-1-830-05500 | 0 | 3 TUDOR GATE | 8 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 15 | 20250214 | 2024 | 1908-08-2-421-01350 | 0 | 4211 YONGE ST | 15 | 92 | -250.21 | -151.41 | -98.80 | 0.00 |
| 15 | 20250359 | 2024 | 1908-08-2-421-08550 | 0 | 10-36 YORK MILLS RD | 15 | 116 | -647.23 | -391.67 | -255.56 | 0.00 |
| 16 | 20250372 | 2024 | 1908-10-1-490-01800 | 0 | 900 DON MILLS RD | 15 | 366 | -81,346.71 | -49,226.71 | -32,120.00 | 0.00 |
| 16 | 20250231 | 2024 | 1908-10-2-320-17600 | 0 | 20 TREMONT CRES | 15 | 353 | -731.28 | -574.86 | -156.42 | 0.00 |
| 16 | 20250352 | 2024 | 1908-12-1-030-01500 | 0 | 1460 VICTORIA PARK AVE | 18 | 366 | -22,606.74 | 2,234.85 | -24,841.59 | 0.00 |
| 16 | 20250365 | 2024 | 1908-12-1-160-00200 | 0 | 1695 EGLINTON AVE E | 15 | 250 | -14,672.12 | -8,878.79 | -5,793.33 | 0.00 |
| 17 | 20250383 | 2024 | 1908-11-1-210-01100 | 0 | 285 YORKLAND BLVD | 15 | 138 | -4,833.52 | -2,924.99 | -1,908.53 | 0.00 |
| 17 | 20250257 | 2024 | 1908-11-1-210-01827 | 0 | 251 CONSUMERS RD | 15 | 92 | -8,851.57 | -5,356.50 | -3,495.07 | 0.00 |
| 17 | 20250429 | 2024 | 1908-11-1-250-00100 | 0 | 200 YORKLAND BLVD | 15 | 122 | -16,092.34 | -9,738.23 | -6,354.11 | 0.00 |
| 17 | 20250173 | 2024 | 1908-11-3-180-01400 | 0 | 37 MILLGATE CRES | 5 | 189 | -675.95 | -531.36 | -144.59 | 0.00 |
| 17 | 20250382 | 2024 | 1908-11-3-420-02600 | 0 | 16 RESTWELL CRES | 5 | 105 | -480.18 | -377.47 | -102.71 | 0.00 |
| 17 | 20250625 | 2025 | 1908-11-3-440-04500 | 0 | 38 HOWARD DR | 8 | 365 | 0.00 | 0.00 | 0.00 | 0.00 |
| 17 | 20250167 | 2024 | 1908-11-4-070-00500 | 0 | 630 FINCH AVE E | 5 | 147 | -4,725.63 | -4,725.63 | 0.00 | 0.00 |
| 18 | 20250787 | 2025 | 1908-07-1-110-00100 | 0 | 165 CAMERON AVE | 7 | 365 | -8,566.43 | -6,828.35 | -1,738.08 | 0.00 |
| 18 | 20250786 | 2025 | 1908-07-1-110-00200 | 0 | 163 CAMERON AVE | 7 | 365 | 0.00 | 0.00 | 0.00 | 0.00 |

Reason Codes:

- | | |
|--|---|
| 5 - razed by fire, demolition or otherwise | 14 - structure removed |
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and/or via Video Call

| Ward | Appeal# | Tax Year | Roll Number | Tenant | Property Address | Reason | # Of Days | Total Tax Adjustment | City | School | BIA |
|------|----------|----------|---------------------|--------|--------------------------|--------|-----------|----------------------|------------|-----------|-----------|
| 18 | 20250160 | 2024 | 1908-07-1-260-00500 | 0 | 139 POYNTZ AVE | 15 | 366 | -1,530.71 | -1,203.29 | -327.42 | 0.00 |
| 18 | 20250594 | 2025 | 1908-07-2-250-01200 | 0 | 207 ELLERSLIE AVE | 8 | 365 | 0.00 | 0.00 | 0.00 | 0.00 |
| 18 | 20250166 | 2024 | 1908-07-3-440-01100 | 0 | 6080 YONGE ST | 5 | 120 | -13,808.14 | -4,392.90 | -9,415.24 | 0.00 |
| 18 | 20250296 | 2024 | 1908-09-1-210-00200 | 0 | 39 DUDLEY AVE | 15 | 312 | -530.48 | -417.01 | -113.47 | 0.00 |
| 18 | 20250324 | 2024 | 1908-09-2-020-01002 | 0 | 359 A GREENFIELD AVE | 8 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 18 | 20250469 | 2024 | 1908-09-2-590-00300 | 0 | 161 PRINCESS AVE | 15 | 165 | -1,571.71 | -1,235.52 | -336.19 | 0.00 |
| 18 | 20250144 | 2024 | 1908-09-2-780-00800 | 0 | 255 PARKVIEW AVE | 5 | 190 | -282.20 | -221.84 | -60.36 | 0.00 |
| 18 | 20250199 | 2024 | 1908-09-4-370-00300 | 0 | 209 NEWTON DR | 8 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 18 | 20250824 | 2025 | 1908-09-4-380-01600 | 0 | 215 NORTHWOOD DR | 8 | 365 | 0.00 | 0.00 | 0.00 | 0.00 |
| 19 | 20250381 | 2024 | 1904-09-1-050-02900 | 0 | 71 KIPPENDAVIE AVE | 6 | 75 | -576.04 | -452.82 | -123.22 | 0.00 |
| 19 | 20250614 | 2025 | 1904-09-1-080-03200 | 0 | 8 ALFRESCO LAWN | 8 | 365 | -3,189.79 | -2,542.60 | -647.19 | 0.00 |
| 19 | 20250018 | 2024 | 1904-09-1-280-03700 | 0 | 440 LAKE FRONT | 8 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 19 | 20250515 | 2024 | 1904-09-2-120-01400 | 0 | 26 HEMLOCK AVE | 6 | 120 | -288.46 | -226.76 | -61.70 | 0.00 |
| 19 | 20241458 | 2024 | 1904-09-3-030-10701 | 0 | 136 KENILWORTH AVE | 15 | 215 | -318.50 | -250.37 | -68.13 | 0.00 |
| 19 | 20250056 | 2024 | 1904-09-3-070-05800 | 0 | 127 WHEELER AVE | 15 | 228 | -829.68 | -652.21 | -177.47 | 0.00 |
| 19 | 20250098 | 2024 | 1904-09-3-280-03800 | 0 | 250 GLEN MANOR DR W | 8 | 366 | -2,868.31 | -2,254.78 | -613.53 | 0.00 |
| 19 | 20241231 | 2024 | 1904-09-3-480-06900 | 0 | 308 SILVER BIRCH AVE | 15 | 366 | -1,171.64 | -921.03 | -250.61 | 0.00 |
| 19 | 20250100 | 2024 | 1904-09-4-510-00500 | 0 | 2076 DANFORTH AVE | 7 | 366 | -26,419.40 | -15,220.99 | -9,931.57 | -1,266.84 |
| 19 | 20250571 | 2024 | 1904-09-5-340-04800 | 0 | 24 AMROTH AVE | 15 | 98 | -274.27 | -215.60 | -58.67 | 0.00 |
| 19 | 20241447 | 2024 | 1904-09-6-260-04200 | 0 | 504 SCARBOROUGH RD | 15 | 335 | -1,061.94 | -834.79 | -227.15 | 0.00 |
| 19 | 20241488 | 2024 | 1906-01-2-070-01000 | 0 | 35 GOWER ST | 15 | 306 | -394.70 | -310.27 | -84.43 | 0.00 |
| 19 | 20250105 | 2024 | 1906-01-2-200-01200 | 0 | 2775-2777 ST CLAIR AVE E | 8 | 366 | -6,806.68 | -4,274.36 | -2,532.32 | 0.00 |
| 19 | 20241525 | 2024 | 1906-02-1-110-00800 | 0 | 225 WESTLAKE AVE | 8 | 366 | 0.00 | 0.00 | 0.00 | 0.00 |
| 20 | 20250569 | 2024 | 1901-01-1-130-01500 | 0 | 25 LYNNDAL RD | 5 | 309 | -1,944.53 | -1,528.60 | -415.93 | 0.00 |

Reason Codes:

- | | |
|--|---|
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| 6 - damaged by fire, demolition or otherwise | 15 - unusable due to repairs or renovations |
| 7 - exemption | 16 - vacant land |
| 8 - gross or manifest clerical error | 18 - tax class change |
| 10 - sickness or extreme poverty | |



City of Toronto
Detail Hearing Report - Section 323 of COTA
Hearing Number: 2025H3

APPENDIX A
Hearing Date: Thursday, October 23, 2025
Time: 9:45 AM
Location: Toronto City Hall - Council
 Chambers 100 Queen St W
 and/or via Video Call

| Ward | Appeal# | Tax Year | Roll Number | Tenant | Property Address | Reason | # Of Days | Total Tax Adjustment | City | School | BIA |
|------|----------|----------|---------------------|--------|-----------------------|--------|-----------|----------------------|------------|------------|-----------|
| 20 | 20250810 | 2025 | 1901-01-2-570-05300 | 0 | 12 NORTHVIEW AVE | 15 | 248 | -667.10 | -531.75 | -135.35 | 0.00 |
| 20 | 20250370 | 2024 | 1901-02-4-580-00400 | 0 | 777 WARDEN AVE | 8 | 366 | -9,783.90 | -5,920.70 | -3,863.20 | 0.00 |
| 20 | 20250811 | 2025 | 1901-04-1-450-01800 | 0 | 53 SAUGEEEN CRES | 8 | 365 | 0.00 | 0.00 | 0.00 | 0.00 |
| 20 | 20250596 | 2025 | 1901-07-1-410-00605 | 0 | 30 MEADOWCLIFFE DR | 8 | 365 | 0.00 | 0.00 | 0.00 | 0.00 |
| 20 | 20250154 | 2024 | 1901-07-2-250-01600 | 0 | 7 COLTBRIDGE CRT | 5 | 64 | -171.36 | -134.71 | -36.65 | 0.00 |
| 20 | 20250306 | 2024 | 1901-07-2-320-02300 | 0 | 3095 EGLINTON AVE E | 18 | 245 | -878.47 | -435.17 | -443.30 | 0.00 |
| 21 | 20250292 | 2024 | 1901-03-2-010-03200 | 0 | 1748 LAWRENCE AVE E | 15 | 191 | -731.80 | -415.18 | -270.90 | -45.72 |
| 21 | 20250258 | 2024 | 1901-03-3-480-00700 | 0 | 1545 WARDEN AVE | 15 | 155 | -3,887.04 | -2,352.23 | -1,534.81 | 0.00 |
| 21 | 20250673 | 2025 | 1901-04-2-410-00301 | 0 | 2444 EGLINTON AVE E | 7 | 245 | -19,023.46 | -11,666.48 | -7,356.98 | 0.00 |
| 21 | 20250459 | 2024 | 1901-04-3-500-00500 | 0 | 1845 BIRCHMOUNT RD | 5 | 335 | -27,061.43 | -27,061.43 | 0.00 | 0.00 |
| 21 | 20250351 | 2024 | 1901-05-1-750-00300 | 0 | 410 PROGRESS AVE | 15 | 214 | -5,542.44 | -3,353.99 | -2,188.45 | 0.00 |
| 21 | 20250403 | 2024 | 1901-06-2-580-01000 | 0 | 23 VALPARAISO AVE | 18 | 366 | -3,719.51 | -2,923.91 | -795.60 | 0.00 |
| 22 | 20250450 | 2024 | 1901-11-1-590-00700 | 0 | 9 SOUTHLAWN DR | 15 | 352 | 0.00 | 0.00 | 0.00 | 0.00 |
| 23 | 20250418 | 2024 | 1901-12-1-335-00750 | 0 | 1715 MCCOWAN RD | 18 | 366 | -24,701.45 | -12,480.66 | -11,633.60 | -587.19 |
| 23 | 20250419 | 2024 | 1901-12-1-335-00900 | 0 | 4651 SHEPPARD AVE E | 18 | 366 | -96,682.02 | -56,887.20 | -37,118.40 | -2,676.42 |
| 23 | 20250228 | 2024 | 1901-12-2-010-00050 | 0 | 305 MILNER AVE | 15 | 109 | -1,426.88 | -863.47 | -563.41 | 0.00 |
| 23 | 20250016 | 2024 | 1901-12-6-080-00324 | 0 | 2691 MARKHAM RD 23 | 6 | 117 | -426.33 | -257.99 | -168.34 | 0.00 |
| 24 | 20250538 | 2024 | 1901-05-2-830-00300 | 0 | 100 CONSILIUM PL | 15 | 135 | -8,566.15 | -5,183.78 | -3,382.37 | 0.00 |
| 24 | 20250791 | 2025 | 1901-07-3-110-01000 | 0 | 21 PRINCE PHILIP BLVD | 5 | 304 | -879.28 | -700.88 | -178.40 | 0.00 |
| 24 | 20250543 | 2024 | 1901-07-3-210-01306 | 0 | 15 GUILDWOOD PKY 6 | 6 | 366 | -477.81 | -375.61 | -102.20 | 0.00 |
| 25 | 20241428 | 2024 | 1901-09-1-580-07300 | 0 | 610 CORONATION DR | 5 | 191 | -7,543.46 | -5,793.77 | -1,749.69 | 0.00 |
| 25 | 20250490 | 2024 | 1901-09-4-190-00800 | 0 | 4003 ELLESMERE RD | 8 | 366 | -1,351.90 | -1,062.73 | -289.17 | 0.00 |
| 25 | 20241414 | 2024 | 1901-09-6-211-01400 | 0 | 76 BLUE ANCHOR TRAIL | 8 | 366 | -2,102.95 | -1,653.13 | -449.82 | 0.00 |

Reason Codes:

- | | |
|--|---|
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City of Toronto
Detail Hearing Report - Section 323 of COTA
Hearing Number: 2025H3

APPENDIX A

Hearing Date: Thursday, October 23, 2025

Time: 9:45 AM

Location: Toronto City Hall - Council
Chambers 100 Queen St W
and/or via Video Call

Summary: 2025H3

| Tax Year | Reason | No. of Appeals | Tax Adjustment | City | School | BIA |
|----------|--------|----------------|----------------|---------------|---------------|------------|
| 2019 | 6 | 1 | -1,209.26 | -892.57 | -316.69 | .00 |
| 2020 | 8 | 1 | -599.70 | -446.70 | -153.00 | .00 |
| 2021 | 8 | 1 | -611.01 | -458.01 | -153.00 | .00 |
| 2022 | 15 | 1 | -1,023.68 | -599.16 | -424.52 | .00 |
| 2023 | 6 | 1 | -450.95 | -347.40 | -103.55 | .00 |
| 2023 | 7 | 1 | -10,532.19 | -6,260.71 | -4,271.48 | .00 |
| 2023 | 8 | 1 | -1,359.20 | -1,047.08 | -312.12 | .00 |
| 2024 | 5 | 54 | -379,173.02 | -163,223.05 | -195,465.49 | -20,484.48 |
| 2024 | 6 | 22 | -30,696.18 | -21,786.00 | -8,758.14 | -152.04 |
| 2024 | 7 | 20 | -568,026.20 | -342,487.32 | -223,359.16 | -2,179.72 |
| 2024 | 8 | 72 | -538,300.29 | -267,993.75 | -258,843.97 | -11,462.57 |
| 2024 | 15 | 127 | -2,363,503.50 | -1,436,928.50 | -911,879.63 | -14,695.37 |
| 2024 | 18 | 49 | -2,780,944.28 | -1,684,475.69 | -1,072,012.40 | -24,456.19 |
| 2025 | 5 | 1 | -879.28 | -700.88 | -178.40 | .00 |
| 2025 | 6 | 1 | -1,584.31 | -1,262.86 | -321.45 | .00 |
| 2025 | 7 | 5 | -39,073.49 | -27,648.47 | -11,425.02 | .00 |
| 2025 | 8 | 24 | -26,481.39 | -19,684.69 | -6,759.10 | -37.60 |

Reason Codes:

- 5 - razed by fire, demolition or otherwise
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- 7 - exemption
- 8 - gross or manifest clerical error
- 10 - sickness or extreme poverty

- 14 - structure removed
- 15 - unusable due to repairs or renovations
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City of Toronto
Detail Hearing Report - Section 323 of COTA
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APPENDIX A
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 Chambers 100 Queen St W
 and/or via Video Call

Summary: 2025H3

| <u>Tax Year</u> | <u>Reason</u> | <u>No. of Appeals</u> | <u>Tax Adjustment</u> | <u>City</u> | <u>School</u> | <u>BIA</u> |
|-----------------|---------------|-----------------------|-----------------------|-----------------|-----------------|--------------|
| 2025 | 15 | 1 | -667.10 | -531.75 | -135.35 | .00 |
| | | 383 | \$-6,745,115.03 | \$-3,976,774.59 | \$-2,694,872.47 | \$-73,467.97 |

Reason Codes:

- | | |
|--|---|
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