



City of Toronto
Detail Hearing Report - Section 325 of COTA
Hearing Number: 2025H3

APPENDIX B

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	20241460	2023	1919-01-4-020-00305	0	KIPLING AVE	8	365	-438.31	-260.55	-177.76	0.00
1	20241463	2023	1919-01-4-020-00306	0	KIPLING AVE	8	365	-2,506.14	-1,489.74	-1,016.40	0.00
1	20241426	2023	1919-04-4-010-00601	0	185 BETHRIDGE RD	8	365	-4,317.94	-2,566.74	-1,751.20	0.00
1	20241425	2022	1919-04-4-010-00601	0	185 BETHRIDGE RD	8	365	-4,222.80	-2,471.60	-1,751.20	0.00
3	20250159	2019	1919-01-1-440-02100	0	40 JACKSON AVE	8	365	-587.85	-433.90	-153.95	0.00
3	20250158	2018	1919-01-1-440-02100	0	40 JACKSON AVE	8	365	-579.85	-424.74	-155.11	0.00
3	20250117	2022	1919-05-3-400-00200	0	83 FORTIETH ST	8	365	-1,744.13	-1,321.85	-422.28	0.00
4	20241466	2022	1904-01-1-490-01150	0	2121 BLOOR ST W	8	365	-28,209.00	3,052.00	-31,261.00	0.00
4	20241467	2023	1904-01-1-490-01150	0	2121 BLOOR ST W	8	365	-28,166.04	3,094.96	-31,261.00	0.00
4	20250504	2023	1904-01-4-160-07000	0	3336 DUNDAS ST W	8	365	-9,991.23	-4,945.03	-5,046.20	0.00
5	20250552	2022	1914-08-3-060-00101	0	2650 ST CLAIR AVE W	8	365	-160,008.18	-76,707.38	-83,300.80	0.00
5	20250553	2023	1914-08-3-060-00101	0	2650 ST CLAIR AVE W	8	365	-164,638.58	-81,337.78	-83,300.80	0.00
5	20250551	2021	1914-08-3-060-00101	0	2650 ST CLAIR AVE W	8	365	-158,318.46	-75,017.66	-83,300.80	0.00
6	20250215	2024	1908-06-4-170-02500	0	142 ARMOUR BLVD	8	366	-915.57	-719.73	-195.84	0.00
8	20250267	2023	1904-11-4-680-03600	0	60 ROSELAWN AVE	8	365	-9,199.55	-4,553.20	-4,646.35	0.00
8	20250424	2023	1914-04-3-240-03500	0	606 CALEDONIA RD	8	365	-5,430.91	-2,687.96	-2,742.95	0.00
8	20250422	2023	1914-04-3-240-03600	0	602 CALEDONIA RD	8	365	-5,473.31	-2,708.94	-2,764.37	0.00
9	20250342	2023	1904-01-3-570-03400	0	1517 DUPONT ST	8	365	-1,872.82	-1,872.82	0.00	0.00
9	20250343	2023	1904-01-3-570-03500	0	1507 DUPONT ST	8	365	-2,967.87	-2,967.87	0.00	0.00
9	20241345	2023	1914-04-1-340-01500	0	5 DYNEVOR RD	8	365	-1,439.15	-1,108.67	-330.48	0.00
10	20250676	2024	1904-04-1-010-00507	0	650 QUEENS QUAY W	8	366	-731.72	-431.58	-281.60	-18.54
10	20250675	2023	1904-04-1-010-00507	0	650 QUEENS QUAY W	8	365	-711.70	-412.74	-281.60	-17.36
10	20250677	2024	1904-04-1-010-00508	0	650 QUEENS QUAY W	8	366	-731.72	-431.58	-281.60	-18.54
10	20250674	2023	1904-04-1-010-00508	0	650 QUEENS QUAY W	8	365	-711.70	-412.74	-281.60	-17.36

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8 - gross or manifest clerical error



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10	20250357	2024	1904-04-1-460-03622	0	20 JOE SHUSTER WAY 421	8	366	-419.16	-329.50	-89.66	0.00
10	20250680	2024	1904-06-2-420-02180	0	123 PORTLAND ST 201	8	182	-1,617.23	-1,271.31	-345.92	0.00
10	20250681	2024	1904-06-2-420-02185	0	123 PORTLAND ST 206	8	188	-1,293.22	-1,016.60	-276.62	0.00
10	20250682	2024	1904-06-2-420-02186	0	123 PORTLAND ST 207	8	189	-2,104.15	-1,654.07	-450.08	0.00
10	20250683	2024	1904-06-2-420-02187	0	123 PORTLAND ST 208	8	181	-1,561.77	-1,227.71	-334.06	0.00
10	20250684	2024	1904-06-2-420-02188	0	123 PORTLAND ST 209	8	189	-1,572.43	-1,236.09	-336.34	0.00
10	20250685	2024	1904-06-2-420-02190	0	123 PORTLAND ST 211	8	189	-1,864.23	-1,465.47	-398.76	0.00
10	20250686	2024	1904-06-2-420-02192	0	123 PORTLAND ST 302	8	189	-2,224.11	-1,748.37	-475.74	0.00
10	20250687	2024	1904-06-2-420-02193	0	123 PORTLAND ST 303	8	175	-1,927.26	-1,515.02	-412.24	0.00
10	20250688	2024	1904-06-2-420-02195	0	123 PORTLAND ST 305	8	189	-1,514.08	-1,190.22	-323.86	0.00
10	20250690	2024	1904-06-2-420-02197	0	123 PORTLAND ST 307	8	189	-1,243.20	-977.28	-265.92	0.00
10	20250691	2024	1904-06-2-420-02198	0	123 PORTLAND ST 308	8	156	-1,736.75	-1,365.26	-371.49	0.00
10	20250692	2024	1904-06-2-420-02199	0	123 PORTLAND ST 309	8	189	-1,630.80	-1,281.97	-348.83	0.00
10	20250693	2024	1904-06-2-420-02200	0	123 PORTLAND ST 310	8	188	-1,564.11	-1,229.55	-334.56	0.00
10	20250694	2024	1904-06-2-420-02202	0	123 PORTLAND ST 312	8	189	-1,864.23	-1,465.47	-398.76	0.00
10	20250695	2024	1904-06-2-420-02203	0	123 PORTLAND ST 401	8	181	-2,058.55	-1,618.23	-440.32	0.00
10	20250696	2024	1904-06-2-420-02204	0	123 PORTLAND ST 402	8	189	-2,240.32	-1,761.12	-479.20	0.00
10	20250697	2024	1904-06-2-420-02205	0	123 PORTLAND ST 403	8	187	-2,059.43	-1,618.92	-440.51	0.00
10	20250698	2024	1904-06-2-420-02206	0	123 PORTLAND ST 404	8	188	-1,441.56	-1,133.21	-308.35	0.00
10	20250699	2024	1904-06-2-420-02207	0	123 PORTLAND ST 405	8	188	-1,506.07	-1,183.92	-322.15	0.00
10	20250700	2024	1904-06-2-420-02208	0	123 PORTLAND ST 406	8	187	-1,690.53	-1,328.93	-361.60	0.00
10	20250701	2024	1904-06-2-420-02209	0	123 PORTLAND ST 407	8	148	-1,018.06	-800.30	-217.76	0.00
10	20250702	2024	1904-06-2-420-02210	0	123 PORTLAND ST 408	8	117	-1,302.57	-1,023.95	-278.62	0.00
10	20250703	2024	1904-06-2-420-02211	0	123 PORTLAND ST 409	8	189	-1,630.80	-1,281.97	-348.83	0.00

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10	20250704	2024	1904-06-2-420-02212	0	123 PORTLAND ST 410	8	173	-1,439.32	-1,131.45	-307.87	0.00
10	20250707	2024	1904-06-2-420-02216	0	123 PORTLAND ST 502	8	189	-2,240.32	-1,761.12	-479.20	0.00
10	20250708	2024	1904-06-2-420-02217	0	123 PORTLAND ST 503	8	188	-2,070.45	-1,627.58	-442.87	0.00
10	20250709	2024	1904-06-2-420-02218	0	123 PORTLAND ST 504	8	166	-1,272.88	-1,000.61	-272.27	0.00
10	20250710	2024	1904-06-2-420-02219	0	123 PORTLAND ST 505	8	189	-1,514.08	-1,190.22	-323.86	0.00
10	20250711	2024	1904-06-2-420-02220	0	123 PORTLAND ST 506	8	189	-1,708.60	-1,343.13	-365.47	0.00
10	20250712	2024	1904-06-2-420-02221	0	123 PORTLAND ST 507	8	189	-1,300.09	-1,022.00	-278.09	0.00
10	20250713	2024	1904-06-2-420-02222	0	123 PORTLAND ST 508	8	188	-2,093.01	-1,645.32	-447.69	0.00
10	20250714	2024	1904-06-2-420-02223	0	123 PORTLAND ST 509	8	189	-1,630.80	-1,281.97	-348.83	0.00
10	20250715	2024	1904-06-2-420-02224	0	123 PORTLAND ST 510	8	153	-1,272.93	-1,000.65	-272.28	0.00
10	20250716	2024	1904-06-2-420-02228	0	123 PORTLAND ST 602	8	188	-2,212.33	-1,739.11	-473.22	0.00
10	20250717	2024	1904-06-2-420-02229	0	123 PORTLAND ST 603	8	187	-2,059.43	-1,618.92	-440.51	0.00
10	20250718	2024	1904-06-2-420-02230	0	123 PORTLAND ST 604	8	188	-1,441.56	-1,133.21	-308.35	0.00
10	20250719	2024	1904-06-2-420-02231	0	123 PORTLAND ST 605	8	198	-1,586.17	-1,246.89	-339.28	0.00
10	20250720	2024	1904-06-2-420-02232	0	123 PORTLAND ST 606	8	189	-1,708.60	-1,343.13	-365.47	0.00
10	20250721	2024	1904-06-2-420-02234	0	123 PORTLAND ST 608	8	189	-2,120.35	-1,666.81	-453.54	0.00
10	20250722	2024	1904-06-2-420-02235	0	123 PORTLAND ST 609	8	182	-1,570.40	-1,234.49	-335.91	0.00
10	20250723	2024	1904-06-2-420-02236	0	123 PORTLAND ST 610	8	188	-1,564.11	-1,229.55	-334.56	0.00
10	20250724	2024	1904-06-2-420-02238	0	123 PORTLAND ST 612	8	188	-1,854.37	-1,457.72	-396.65	0.00
10	20250725	2024	1904-06-2-420-02239	0	123 PORTLAND ST 701	8	182	-2,069.93	-1,627.17	-442.76	0.00
10	20250726	2024	1904-06-2-420-02240	0	123 PORTLAND ST 702	8	189	-2,224.11	-1,748.37	-475.74	0.00
10	20250727	2024	1904-06-2-420-02242	0	123 PORTLAND ST 704	8	189	-1,449.24	-1,139.25	-309.99	0.00
10	20250728	2024	1904-06-2-420-02243	0	123 PORTLAND ST 705	8	189	-1,514.08	-1,190.22	-323.86	0.00
10	20250729	2024	1904-06-2-420-02244	0	123 PORTLAND ST 706	8	189	-1,708.60	-1,343.13	-365.47	0.00

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10	20250730	2024	1904-06-2-420-02245	0	123 PORTLAND ST 707	8	189	-1,300.09	-1,022.00	-278.09	0.00
10	20250731	2024	1904-06-2-420-02246	0	123 PORTLAND ST 708	8	198	-2,221.32	-1,746.18	-475.14	0.00
10	20250732	2024	1904-06-2-420-02247	0	123 PORTLAND ST 709	8	189	-1,630.80	-1,281.97	-348.83	0.00
10	20250733	2024	1904-06-2-420-02248	0	123 PORTLAND ST 710	8	188	-1,564.11	-1,229.55	-334.56	0.00
10	20250734	2024	1904-06-2-420-02250	0	123 PORTLAND ST 712	8	189	-1,864.23	-1,465.47	-398.76	0.00
10	20250735	2024	1904-06-2-420-02251	0	123 PORTLAND ST 801	8	189	-2,149.54	-1,689.75	-459.79	0.00
10	20250736	2024	1904-06-2-420-02252	0	123 PORTLAND ST 802	8	183	-2,153.50	-1,692.87	-460.63	0.00
10	20250737	2024	1904-06-2-420-02253	0	123 PORTLAND ST 803	8	189	-2,081.45	-1,636.23	-445.22	0.00
10	20250738	2024	1904-06-2-420-02254	0	123 PORTLAND ST 804	8	189	-1,449.24	-1,139.25	-309.99	0.00
10	20250739	2024	1904-06-2-420-02255	0	123 PORTLAND ST 805	8	187	-1,498.05	-1,177.62	-320.43	0.00
10	20250740	2024	1904-06-2-420-02256	0	123 PORTLAND ST 806	8	173	-1,563.96	-1,229.43	-334.53	0.00
10	20250741	2024	1904-06-2-420-02257	0	123 PORTLAND ST 807	8	188	-1,293.22	-1,016.60	-276.62	0.00
10	20250742	2024	1904-06-2-420-02259	0	123 PORTLAND ST 809	8	189	-1,630.80	-1,281.97	-348.83	0.00
10	20250743	2024	1904-06-2-420-02260	0	123 PORTLAND ST 810	8	188	-1,564.11	-1,229.55	-334.56	0.00
10	20250744	2024	1904-06-2-420-02262	0	123 PORTLAND ST 812	8	188	-1,854.37	-1,457.72	-396.65	0.00
10	20250745	2024	1904-06-2-420-02263	0	123 PORTLAND ST 901	8	189	-4,772.42	-3,751.60	-1,020.82	0.00
10	20250746	2024	1904-06-2-420-02264	0	123 PORTLAND ST 902	8	191	-4,544.43	-3,572.38	-972.05	0.00
10	20250748	2024	1904-06-2-420-02267	0	123 PORTLAND ST 1001	8	133	-1,188.66	-934.41	-254.25	0.00
10	20250749	2024	1904-06-2-420-02268	0	123 PORTLAND ST 1002	8	188	-2,883.13	-2,266.43	-616.70	0.00
10	20250750	2024	1904-06-2-420-02269	0	123 PORTLAND ST 1003	8	188	-2,638.03	-2,073.76	-564.27	0.00
10	20250751	2024	1904-06-2-420-02270	0	123 PORTLAND ST 1004	8	177	-1,575.83	-1,238.76	-337.07	0.00
10	20250752	2024	1904-06-2-420-02271	0	123 PORTLAND ST 1005	8	189	-1,384.39	-1,088.27	-296.12	0.00
10	20250753	2024	1904-06-2-420-02272	0	123 PORTLAND ST 1006	8	188	-2,650.93	-2,083.90	-567.03	0.00
10	20250754	2024	1904-06-2-420-02274	0	123 PORTLAND ST 1008	8	188	-1,583.46	-1,244.76	-338.70	0.00

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10	20250755	2024	1904-06-2-420-02275	0	123 PORTLAND ST 1101	8	187	-1,671.29	-1,313.80	-357.49	0.00
10	20250756	2024	1904-06-2-420-02279	0	123 PORTLAND ST 1105	8	188	-1,377.06	-1,082.51	-294.55	0.00
10	20250757	2024	1904-06-2-420-02280	0	123 PORTLAND ST 1106	8	189	-2,665.03	-2,094.98	-570.05	0.00
10	20250758	2024	1904-06-2-420-02282	0	123 PORTLAND ST 1108	8	181	-1,524.51	-1,198.42	-326.09	0.00
10	20250759	2024	1904-06-2-420-02283	0	123 PORTLAND ST 1201	8	189	-1,689.15	-1,327.84	-361.31	0.00
10	20250760	2024	1904-06-2-420-02284	0	123 PORTLAND ST 1202	8	189	-2,898.46	-2,278.48	-619.98	0.00
10	20250761	2024	1904-06-2-420-02285	0	123 PORTLAND ST 1203	8	189	-2,635.86	-2,072.05	-563.81	0.00
10	20250762	2024	1904-06-2-420-02286	0	123 PORTLAND ST 1204	8	188	-1,673.76	-1,315.74	-358.02	0.00
10	20250763	2024	1904-06-2-420-02287	0	123 PORTLAND ST 1205	8	188	-1,377.06	-1,082.51	-294.55	0.00
10	20250764	2024	1904-06-2-420-02288	0	123 PORTLAND ST 1206	8	188	-2,650.93	-2,083.90	-567.03	0.00
10	20250765	2024	1904-06-2-420-02290	0	123 PORTLAND ST 1208	8	175	-1,473.97	-1,158.69	-315.28	0.00
10	20250766	2024	1904-06-2-420-02291	0	123 PORTLAND ST 1	8	188	-4,576.25	-3,597.39	-978.86	0.00
10	20250767	2024	1904-06-2-420-02293	0	123 PORTLAND ST 1303	8	197	-3,095.27	-2,433.19	-662.08	0.00
11	20250023	2023	1904-05-1-240-06200	0	828 SHAW ST	8	365	-17,402.70	-15,041.91	-2,360.79	0.00
11	20250498	2023	1904-06-5-690-01500	0	457 BATHURST ST	8	365	-4,727.60	-2,339.87	-2,387.73	0.00
11	20250512	2024	1904-06-5-690-01500	0	457 BATHURST ST	8	366	-4,731.67	-2,343.94	-2,387.73	0.00
11	20250464	2023	1904-10-2-240-00202	0	93 INGLEWOOD DR	8	365	-1,066.04	-821.24	-244.80	0.00
13	20250285	2024	1904-06-8-260-00800	0	125 R HOMEWOOD AVE	8	366	-7.16	-5.63	-1.53	0.00
13	20250284	2023	1904-06-8-260-00800	0	125 R HOMEWOOD AVE	8	365	-6.66	-5.13	-1.53	0.00
13	20250206	2023	1904-06-8-460-02841	0	33 CHARLES ST E	8	365	-2,558.49	-1,970.97	-587.52	0.00
13	20250205	2024	1904-06-8-460-02841	0	33 CHARLES ST E	8	366	-2,746.71	-2,159.19	-587.52	0.00
14	20250590	2023	1904-08-1-020-01400	0	242 UNWIN AVE	8	365	-1,125.05	-668.77	-456.28	0.00
14	20250494	2023	1904-08-4-370-01100	0	673 DANFORTH AVE	8	365	-5,211.70	-3,044.07	-1,879.08	-288.55
15	20250780	2023	1908-08-1-580-06400	0	2452 BAYVIEW AVE	8	365	-1,998.83	-1,539.83	-459.00	0.00

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15	20250781	2024	1908-08-1-580-06400	0	2452 BAYVIEW AVE	8	366	-2,467.75	-1,939.90	-527.85	0.00
15	20250784	2024	1908-08-1-580-06500	0	2450 BAYVIEW AVE	8	366	-1,459.19	-1,147.07	-312.12	0.00
15	20250783	2023	1908-08-1-580-06500	0	2450 BAYVIEW AVE	8	365	-1,359.20	-1,047.08	-312.12	0.00
19	20250171	2024	1904-09-1-060-05900	0	78 WAVERLEY RD	8	366	-3,383.32	-2,659.63	-723.69	0.00
19	20241535	2022	1906-02-1-110-00800	0	225 WESTLAKE AVE	8	365	-707.77	-536.41	-171.36	0.00
19	20241536	2023	1906-02-1-110-00800	0	225 WESTLAKE AVE	8	365	-746.23	-574.87	-171.36	0.00
20	20250283	2024	1901-01-1-370-01300	0	WYNNVIEW CRT	8	366	-187.41	-147.32	-40.09	0.00
20	20250282	2023	1901-01-1-370-01300	0	WYNNVIEW CRT	8	365	-174.57	-134.48	-40.09	0.00
21	20250518	2024	1901-06-2-420-05400	0	66 HAILEYBURY DR	8	366	-815.43	-641.01	-174.42	0.00
22	20250126	2024	1901-11-4-010-00804	0	3266 MIDLAND AVE	8	366	-3,275.58	-3,275.58	0.00	0.00
24	20250592	2024	1901-07-2-433-01603	0	90 DALE AVE	8	366	-100.14	-78.72	-21.42	0.00
24	20250591	2023	1901-07-2-433-01603	0	90 DALE AVE	8	365	-93.28	-71.86	-21.42	0.00
25	20250281	2024	1901-09-6-670-13121	0	FRANK FALIBERT DR	8	366	-11.44	-8.99	-2.45	0.00
25	20250280	2023	1901-09-6-670-13121	0	FRANK FALIBERT DR	8	365	-10.67	-8.22	-2.45	0.00

Summary: 2025H3

Tax Year	Reason	No. of Appeals	Tax Adjustment	City	School	BIA
2018	8	1	-579.85	-424.74	-155.11	.00
2019	8	1	-587.85	-433.90	-153.95	.00
2021	8	1	-158,318.46	-75,017.66	-83,300.80	.00
2022	8	5	-194,891.88	-77,985.24	-116,906.64	.00
2023	8	27	-274,346.27	-131,498.12	-142,524.88	-323.27

Reason Codes:

8 - gross or manifest clerical error



City of Toronto
Detail Hearing Report - Section 325 of COTA
Hearing Number: 2025H3

APPENDIX B
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

<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>
2024	8	99	-180,623.86	-141,026.26	-39,560.52	-37.08
		134	\$-809,348.17	\$-426,385.92	\$-382,601.90	\$-360.35

Reason Codes:

8 - gross or manifest clerical error