



City of Toronto
Detail Hearing Report - Section 323 of COTA
Hearing Number: 2026H1

APPENDIX A

Hearing Date: Monday, March 09, 2026

Time: 9:45 AM

Location: Toronto City Hall, 100 Queen
 St. W. Committee Room 1
 and/or via Video Call

Ward	Appeal#	Tax Year	Roll Number	Tenant	Property Address	Reason	# Of Days	Total Tax Adjustment	City	School	BIA
1	20250867	2025	1919-02-5-390-01500	0	29 BRAYWIN DR	5	188	-671.94	-535.61	-136.33	0.00
1	20250514	2024	1919-03-8-200-01000	0	1130 MARTIN GROVE RD	8	366	-3,677.72	-2,225.56	-1,452.16	0.00
1	20250248	2024	1919-03-8-260-02220	0	48 GALAXY BLVD	15	366	-1,452.18	-878.79	-573.39	0.00
1	20250193	2024	1919-03-8-380-00350	0	419 ATTWELL DR	15	366	-45,643.31	-27,620.91	-18,022.40	0.00
1	20250651	2025	1919-04-1-350-01600	0	837 A-837 ALBION RD	15	243	-1,252.77	-740.86	-409.89	-102.02
1	20250869	2025	1919-04-1-390-01600	0	18 BATAWA CRES	5	92	-271.80	-216.65	-55.15	0.00
1	20250894	2025	1919-04-2-220-01200	0	24 WATERBEACH CRES	8	365	-1,334.74	-1,063.93	-270.81	0.00
2	20250838	2025	1919-02-1-230-08510	0	7 B ORRELL AVE	5	208	0.00	0.00	0.00	0.00
2	20250848	2025	1919-02-1-680-03600	0	37 ORKNEY CRES	8	365	-2,149.15	-1,713.10	-436.05	0.00
2	20250968	2025	1919-03-2-110-02800	0	3838 BLOOR ST W	7	185	-4,039.94	-3,220.26	-819.68	0.00
3	20250132	2025	1919-01-1-210-03300	0	28 ELLIOTT AVE	15	277	-1,299.07	-1,035.50	-263.57	0.00
3	20250800	2025	1919-01-2-140-00300	0	65 FOCH AVE	6	292	-2,171.77	-1,731.13	-440.64	0.00
3	20250615	2025	1919-01-3-620-03500	0	16 FINSBURY CRES	5	359	-919.70	-733.10	-186.60	0.00
3	20250220	2024	1919-01-5-130-03096	0	50 ST LAWRENCE AVE	8	366	-14,743.76	-14,254.17	0.00	-489.59
3	20250546	2024	1919-01-5-620-03800	0	28 ATHOL AVE	15	366	-915.57	-719.73	-195.84	0.00
3	20250865	2025	1919-01-6-280-00500	0	1115 ISLINGTON AVE	5	246	-498.07	-397.01	-101.06	0.00
3	20250960	2025	1919-01-6-530-02000	0	74 MEADOWVALE DR	5	209	-777.22	-619.53	-157.69	0.00
3	20250539	2024	1919-01-6-610-02900	0	3250 BLOOR ST W	15	114	-9,282.26	-5,617.13	-3,665.13	0.00
3	20250468	2024	1919-01-8-032-00200	0	105 STEPHEN DR	15	280	-1,293.61	-1,016.91	-276.70	0.00
3	20250842	2025	1919-01-8-100-05200	0	286 THE QUEENSWAY	18	365	-6,584.80	-3,264.70	-3,320.10	0.00
3	20250604	2024	1919-02-1-040-06550	0	25 MABELLE AVE	8	366	-422.92	-367.26	-55.66	0.00
3	20250303	2024	1919-03-1-020-02500	0	5251-5253 DUNDAS ST W	18	366	-122,388.98	-38,936.65	-83,452.33	0.00
3	20250146	2024	1919-05-1-100-01200	0	76 HAY AVE	6	93	0.00	0.00	0.00	0.00
3	20250611	2025	1919-05-1-610-02200	0	33 MILES RD	8	365	-1,621.28	-1,292.33	-328.95	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
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Ward	Appeal#	Tax Year	Roll Number	Tenant	Property Address	Reason	# Of Days	Total Tax Adjustment	City	School	BIA
3	20250581	2024	1919-05-1-730-05200	0	2696 LAKE SHORE BLVD W	6	61	-652.84	-566.92	-85.92	0.00
3	20250198	2024	1919-05-3-161-01000	0	167 LAKE PROMENADE	8	366	-608.00	-477.95	-130.05	0.00
3	20250897	2025	1919-05-4-240-03019	0	56 CORMIER HTS	6	144	-856.80	-682.96	-173.84	0.00
3	20250447	2024	1919-05-4-240-04010	0	170-194 EVANS AVE	15	366	-7,612.33	-4,606.58	-3,005.75	0.00
3	20250914	2025	1919-05-4-430-00100	0	189 HAY AVE	5	245	-1,629.86	-1,299.17	-330.69	0.00
4	20250900	2025	1904-01-1-270-00900	0	5 RIVERSIDE CRES	15	365	-3,375.29	-2,690.46	-684.83	0.00
4	20250982	2025	1904-01-2-030-07100	0	485 GLENLAKE AVE	5	129	-50.64	-40.37	-10.27	0.00
4	20250837	2025	1904-01-3-240-02800	0	6 PACIFIC AVE	18	245	-4,050.81	-2,008.36	-2,042.45	0.00
4	20250194	2024	1904-01-3-810-04900	0	300 PACIFIC AVE	8	366	-1,101.54	-865.92	-235.62	0.00
4	20250885	2024	1904-01-4-130-03900	0	186 MARIA ST	8	366	-1,344.74	-1,057.10	-287.64	0.00
4	20250474	2024	1904-02-1-280-01800	0	1375 QUEEN ST W	18	253	-5,225.44	455.73	-5,065.64	-615.53
5	20250239	2024	1904-01-4-370-02053	0	30 WESTON RD	15	306	-38,494.66	-23,294.93	-15,199.73	0.00
5	20250821	2025	1908-02-2-470-00800	0	437 RUSTIC RD	5	260	-719.79	-573.75	-146.04	0.00
5	20250877	2025	1908-02-2-530-01750	0	10 VENICE DR	5	175	-567.63	-452.46	-115.17	0.00
5	20250605	2025	1908-02-3-480-02200	0	240 PELLATT AVE	18	239	-1,978.11	-980.73	-997.38	0.00
5	20250542	2024	1914-05-1-600-02100	0	116 REGENT ST	15	366	-915.57	-719.73	-195.84	0.00
5	20250595	2025	1914-05-4-030-01200	0	29 TRETHERWEY DR	8	365	0.00	0.00	0.00	0.00
5	20250827	2025	1914-06-3-280-07000	0	46 WILLIAM ST	15	171	-315.13	-251.19	-63.94	0.00
6	20250241	2024	1908-03-3-390-00300	0	3685 KEELE ST	15	150	-3,216.09	-1,838.99	-1,199.93	-177.17
6	20250567	2024	1908-03-3-530-00212	0	100 GERRY FITZGERA DR	15	121	-1,756.94	-1,004.63	-655.52	-96.79
6	20250977	2025	1908-05-1-440-02100	0	114 PALM DR	5	74	-395.97	-315.63	-80.34	0.00
6	20250882	2025	1908-05-1-460-01600	0	12 KAINONA AVE	8	365	-1,289.49	-1,027.86	-261.63	0.00
6	20250910	2025	1908-05-1-810-00800	0	213 MCALLISTER RD	5	169	-279.32	-222.65	-56.67	0.00
6	20250911	2025	1908-05-1-830-05100	0	28 NORCROSS RD	5	191	-295.96	-235.91	-60.05	0.00

Reason Codes:

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7	20250606	2024	1908-01-1-290-01100	0	119-121 OAKDALE RD	15	93	-7,307.19	-4,494.22	-2,812.97	0.00
7	20250559	2024	1908-01-2-340-06700	0	2 BRADSTOCK RD	8	366	-20,621.68	-11,977.79	-7,815.40	-828.49
8	20250560	2024	1904-11-3-220-03400	0	88 RIDGE HILL DR	15	214	-1,279.77	-1,006.03	-273.74	0.00
8	20251003	2025	1904-11-4-580-04500	0	90 EGLINTON AVE W	5	304	-152,756.26	-49,754.43	-103,001.83	0.00
8	20250434	2024	1904-11-4-590-02204	0	2300 YONGE ST	15	366	-35,836.80	-21,686.53	-14,150.27	0.00
8	20250646	2025	1904-11-4-720-08300	0	340 ST CLEMENTS AVE	8	365	0.00	0.00	0.00	0.00
8	20250603	2025	1904-11-5-050-02500	0	111 HILLHURST BLVD	8	365	0.00	0.00	0.00	0.00
8	20250961	2025	1904-11-6-060-03400	0	252 DOUGLAS AVE	5	241	-413.26	-329.41	-83.85	0.00
8	20250027	2024	1904-11-6-110-02600	0	3202 YONGE ST	5	134	-7,688.01	-2,583.26	-4,716.27	-388.48
8	20250028	2024	1904-11-6-110-02700	0	3200 YONGE ST	5	134	-5,872.66	-1,967.89	-3,607.51	-297.26
8	20250029	2024	1904-11-6-110-02800	0	3198 YONGE ST	5	134	-3,115.72	-593.19	-2,335.54	-186.99
8	20250030	2024	1904-11-6-110-02900	0	3196 YONGE ST	5	134	-3,556.33	-769.44	-2,581.58	-205.31
8	20250031	2024	1904-11-6-110-03000	0	3194 YONGE ST	5	134	-3,350.93	-635.84	-2,513.77	-201.32
8	20250032	2024	1904-11-6-110-03100	0	3192 YONGE ST	5	134	-3,026.73	-573.80	-2,271.00	-181.93
8	20250034	2024	1904-11-6-110-03200	0	3190 YONGE ST	5	134	-7,065.66	-2,377.10	-4,331.81	-356.75
8	20250035	2024	1904-11-6-110-03300	0	3188 YONGE ST	5	134	-3,188.36	-642.43	-2,357.79	-188.14
8	20250036	2024	1904-11-6-110-03400	0	3186 YONGE ST	5	134	-6,784.17	-2,351.53	-4,096.66	-335.98
8	20250037	2024	1904-11-6-110-03500	0	3184 YONGE ST	5	134	-3,390.42	-670.53	-2,518.59	-201.30
8	20250038	2024	1904-11-6-110-03600	0	3180 YONGE ST	5	134	-6,607.47	-1,563.35	-4,674.73	-369.39
8	20250864	2025	1908-04-2-030-01900	0	1105 GLENCAIRN AVE	5	245	-622.58	-496.26	-126.32	0.00
8	20250962	2025	1908-04-2-140-09901	0	1156 GLENGROVE AVE	5	275	-715.87	-570.62	-145.25	0.00
8	20250963	2025	1908-04-2-140-09902	0	1154 GLENGROVE AVE	5	275	0.00	0.00	0.00	0.00
8	20250884	2025	1908-04-2-230-02200	0	1145 LAWRENCE AVE W	5	263	-557.46	-341.87	-215.59	0.00
8	20250774	2024	1908-04-3-420-00100	0	700 LAWRENCE AVE W	15	129	-4,536.98	-2,745.54	-1,791.44	0.00

Reason Codes:

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8	20250930	2025	1908-04-3-420-00100	0	700 LAWRENCE AVE W	15	251	-9,037.86	-5,542.63	-3,495.23	0.00
8	20250705	2025	1908-06-1-590-01400	0	719 WOBURN AVE	8	365	0.00	0.00	0.00	0.00
8	20250863	2025	1908-06-2-120-01900	0	501 ST GERMAIN AVE	5	360	-1,137.95	-907.07	-230.88	0.00
8	20250931	2025	1908-06-2-320-05100	0	1864 AVENUE RD	15	264	-1,007.31	-617.75	-389.56	0.00
9	20250928	2025	1904-01-3-450-01300	0	230 PERTH AVE	8	365	0.00	0.00	0.00	0.00
9	20250664	2025	1904-03-1-410-02500	0	593 CONCORD AVE	8	365	-2,398.00	-1,911.46	-486.54	0.00
9	20250852	2025	1904-03-2-150-04100	0	244 OLD WESTON RD	7	335	-3,259.83	-2,598.43	-661.40	0.00
9	20250851	2025	1904-03-2-150-04200	0	242 OLD WESTON RD	7	364	-2,857.68	-2,277.87	-579.81	0.00
9	20250850	2025	1904-03-2-150-04400	0	238 OLD WESTON RD	7	364	-3,038.17	-2,421.74	-616.43	0.00
9	20250972	2025	1904-03-2-500-01100	0	1900 ST CLAIR AVE W	7	153	-4,937.50	-3,028.01	-1,909.49	0.00
9	20250622	2025	1904-03-3-150-09900	0	208 GEARY AVE	8	365	0.00	0.00	0.00	0.00
9	20250886	2025	1904-03-3-200-02100	0	555 DELAWARE AVE	8	365	-965.24	-769.40	-195.84	0.00
9	20250226	2024	1904-04-3-290-01910	0	871-899 COLLEGE ST	15	366	-26,740.03	-14,614.27	-9,535.68	-2,590.08
9	20250833	2025	1904-04-4-220-06300	0	140 RUSHOLME RD	8	365	-2,646.84	-2,109.81	-537.03	0.00
9	20250937	2023	1914-04-2-100-00401	0	498 GILBERT AVE	5	161	-5,407.56	-3,703.52	-1,704.04	0.00
9	20250141	2024	1914-04-2-100-00401	0	498 GILBERT AVE	8	366	-13,007.54	-9,144.34	-3,863.20	0.00
9	20250938	2023	1914-04-2-100-00501	0	496 GILBERT AVE	5	161	-7,997.69	-5,528.96	-2,468.73	0.00
9	20250140	2024	1914-04-2-100-00501	0	496 GILBERT AVE	8	366	-18,062.63	-12,465.83	-5,596.80	0.00
9	20250939	2023	1914-04-2-100-00600	0	494 GILBERT AVE	5	161	-8,771.50	-5,215.91	-3,555.59	0.00
9	20250139	2024	1914-04-2-100-00600	0	494 GILBERT AVE	8	366	-11,108.93	-7,870.53	-3,238.40	0.00
10	20250870	2025	1904-04-1-010-00050	0	633 LAKE SHORE BLVD W	8	365	0.00	0.00	0.00	0.00
10	20250338	2024	1904-04-1-140-00250	0	32 ATLANTIC AVE	15	187	-3,087.59	-1,832.95	-1,195.98	-58.66
10	20250337	2024	1904-04-1-140-00270	0	30 ATLANTIC AVE	15	187	-3,087.59	-1,832.95	-1,195.98	-58.66
10	20250339	2024	1904-04-1-150-00410	0	135 LIBERTY ST	15	117	-24,435.19	-14,505.95	-9,465.01	-464.23

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10	20250835	2025	1904-04-1-340-07000	0	788 KING ST W	8	365	0.00	0.00	0.00	0.00
10	20250425	2024	1904-04-2-150-00200	0	900 QUEEN ST W	7	366	-61,960.07	-53,805.17	-8,154.90	0.00
10	20250597	2024	1904-04-2-440-05000	0	176 OSSINGTON AVE	15	253	-4,578.10	-2,855.11	-1,632.82	-90.17
10	20250598	2024	1904-04-2-440-05100	0	174 OSSINGTON AVE	15	253	-6,068.78	-3,585.56	-2,339.54	-143.68
10	20250600	2024	1904-04-2-440-05200	0	172 OSSINGTON AVE	15	231	-4,970.53	-2,936.69	-1,916.16	-117.68
10	20250191	2024	1904-06-1-080-00120	0	10 BAY ST	15	184	-16,177.06	-9,541.47	-6,225.72	-409.87
10	20250473	2024	1904-06-1-090-00350	0	60 HARBOUR ST	15	366	-57,964.21	-34,188.15	-22,307.47	-1,468.59
10	20250456	2024	1904-06-1-120-00145	0	50 BAY ST	15	244	-29,852.99	-18,065.44	-11,787.55	0.00
10	20250222	2024	1904-06-1-180-00400	0	123 FRONT ST W	15	117	-3,198.47	-1,902.59	-1,241.43	-54.45
10	20250454	2024	1904-06-1-220-00100	0	55 UNIVERSITY AVE	15	366	-25,231.43	-15,221.30	-9,931.76	-78.37
10	20250524	2024	1904-06-1-220-00300	0	145 KING ST W	15	324	-78,040.23	-47,079.11	-30,718.71	-242.41
10	20250777	2025	1904-06-2-020-01251	0	200 QUEENS QUAY W	5	349	-616,667.12	-190,477.41	-394,327.25	-31,862.46
10	20250430	2024	1904-06-2-210-01001	0	577-579 KING ST W	15	245	-1,170.14	-719.82	-432.51	-17.81
10	20250212	2024	1904-06-2-210-05700	0	462 WELLINGTON ST W	15	366	-45,290.48	-26,940.83	-17,578.65	-771.00
10	20250369	2024	1904-06-2-250-00350	0	200 WELLINGTON ST W	15	114	-3,145.71	-1,871.21	-1,220.95	-53.55
10	20250472	2024	1904-06-3-020-02000	0	77 ADELAIDE ST W	15	153	-33,948.90	-20,480.26	-13,363.18	-105.46
10	20250470	2024	1904-06-3-020-02300	0	130 KING ST W	15	366	-21,921.09	-13,224.27	-8,628.72	-68.10
10	20250259	2024	1904-06-3-130-00300	0	67 RICHMOND ST W	15	305	-35,189.80	-21,228.85	-13,851.64	-109.31
10	20250438	2024	1904-06-5-030-00151	0	190 SIMCOE ST	15	93	-14,665.98	-8,875.07	-5,790.91	0.00
11	20250232	2024	1904-04-3-020-04200	0	305 MANNING AVE	15	366	-2,467.75	-1,939.90	-527.85	0.00
11	20250200	2024	1904-04-3-070-02000	0	192 CLAREMONT ST	15	135	-554.59	-435.96	-118.63	0.00
11	20250566	2024	1904-05-1-110-01100	0	2 PALMERSTON SQ	8	366	0.00	0.00	0.00	0.00
11	20250244	2024	1904-05-2-010-00111	0	2 BLOOR ST W	15	366	-217,954.37	-127,390.38	-83,121.11	-7,442.88
11	20250249	2024	1904-05-2-040-00200	0	1200 BAY ST	15	366	-152,289.40	-89,010.39	-58,078.51	-5,200.50

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Hearing Number: 2026H1

APPENDIX A

Hearing Date: Monday, March 09, 2026

Time: 9:45 AM

Location: Toronto City Hall, 100 Queen
 St. W. Committee Room 1
 and/or via Video Call

Ward	Appeal#	Tax Year	Roll Number	Tenant	Property Address	Reason	# Of Days	Total Tax Adjustment	City	School	BIA
11	20250444	2024	1904-05-2-050-01951	0	130 BLOOR ST W	15	250	-14,535.83	-8,495.94	-5,543.51	-496.38
11	20250094	2024	1904-05-2-050-02100	0	150 BLOOR ST W	15	183	-135,040.68	-78,928.83	-51,500.37	-4,611.48
11	20250362	2024	1904-06-5-510-05600	0	310 SPADINA AVE	15	103	-4,021.30	-2,311.97	-1,508.54	-200.79
11	20250817	2025	1904-06-5-630-02400	0	14 ST ANDREW ST	6	240	-2,042.85	-1,628.37	-414.48	0.00
11	20250607	2024	1904-06-7-070-03500	0	574 SPADINA AVE	15	366	-872.65	-685.99	-186.66	0.00
11	20250587	2024	1904-06-7-070-03600	0	572 SPADINA AVE	15	366	-922.73	-725.36	-197.37	0.00
11	20250496	2024	1904-06-7-220-00100	0	499 BATHURST ST	15	335	-1,155.09	-699.00	-456.09	0.00
11	20250621	2025	1904-06-7-440-06700	0	98 HARBORD ST	7	359	0.00	0.00	0.00	0.00
11	20250936	2025	1904-06-8-070-00800	0	800 BAY ST	7	365	-143,569.01	-88,046.29	-55,522.72	0.00
11	20250256	2024	1904-10-1-051-00100	0	717 CHURCH ST	5	365	-38,587.04	-12,730.84	-25,856.20	0.00
11	20250634	2024	1904-10-1-360-00200	0	3 SCHOLFIELD AVE	15	366	-1,702.38	-1,338.24	-364.14	0.00
11	20250445	2024	1904-10-1-610-00750	0	97 GLEN RD	15	366	-2,467.75	-1,939.90	-527.85	0.00
11	20250135	2024	1904-10-2-430-01900	0	56 GARFIELD AVE	5	97	-1,945.00	-1,528.97	-416.03	0.00
11	20250861	2025	1904-10-2-430-02300	0	42 GARFIELD AVE	15	236	-1,711.38	-1,364.15	-347.23	0.00
12	20250921	2025	1904-05-3-350-02900	0	25 AUSTIN CRES	15	365	-1,093.43	-871.58	-221.85	0.00
12	20250971	2025	1904-05-4-130-01300	0	511 DAVENPORT RD	8	365	-20,595.60	-10,231.75	-9,363.76	-1,000.09
12	20250906	2025	1904-10-3-630-02600	0	30 SOUDAN AVE	8	365	-13,443.02	-7,019.25	-6,423.77	0.00
12	20250341	2024	1904-11-1-120-00200	0	366 SPADINA RD	7	184	0.00	0.00	0.00	0.00
12	20250152	2024	1904-11-1-250-00500	0	481 SPADINA RD	15	299	-1,542.68	-1,212.70	-329.98	0.00
12	20250137	2024	1904-11-1-350-00300	0	7-9 BRYCE AVE	5	219	-646.28	-508.04	-138.24	0.00
12	20250616	2025	1904-11-1-360-02650	0	21 LONSDALE RD	8	365	-3,453.72	-2,752.98	-700.74	0.00
12	20250840	2025	1904-11-1-480-00900	0	114 DUNVEGAN RD	15	365	-9,202.88	-7,335.67	-1,867.21	0.00
12	20250819	2025	1904-11-2-580-02000	0	16 SILVERWOOD AVE	8	365	0.00	0.00	0.00	0.00
12	20250643	2025	1914-01-1-080-03300	0	84 VAUGHAN RD	7	288	-3,302.27	-2,632.26	-670.01	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: 2026H1

APPENDIX A

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Location: Toronto City Hall, 100 Queen
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Ward	Appeal#	Tax Year	Roll Number	Tenant	Property Address	Reason	# Of Days	Total Tax Adjustment	City	School	BIA
12	20250147	2024	1914-01-2-220-00400	0	8 WINDLEY AVE	5	30	-187.62	-147.49	-40.13	0.00
12	20250974	2025	1914-01-3-280-02000	0	222 STRATHEARN RD	7	123	-1,898.26	-1,513.11	-385.15	0.00
12	20250130	2024	1914-03-1-090-06400	0	486 NORTHCLIFFE BLVD	8	366	-1,773.91	-1,394.47	-379.44	0.00
13	20250461	2024	1904-06-1-140-00250	0	181 BAY ST	15	243	-13,507.47	-8,148.61	-5,316.90	-41.96
13	20250443	2024	1904-06-1-240-00100	0	199 BAY ST	15	366	-99,719.17	-60,157.30	-39,252.12	-309.75
13	20250457	2024	1904-06-1-270-00100	0	11 KING ST W	15	366	-12,620.05	-7,613.26	-4,967.59	-39.20
13	20250628	2024	1904-06-3-150-01010	0	40 TEMPERANCE ST	15	228	-40,362.44	-24,349.33	-15,887.73	-125.38
13	20250183	2024	1904-06-3-150-01030	0	22 ADELAIDE ST W	15	111	-30,143.52	-18,184.59	-11,865.29	-93.64
13	20250471	2024	1904-06-3-150-01060	0	333 BAY ST	15	233	-2,532.14	-1,527.56	-996.72	-7.86
13	20250364	2024	1904-06-4-470-00700	0	101 RICHMOND ST E	15	112	-3,898.28	-2,307.59	-1,505.68	-85.01
13	20250261	2024	1904-06-6-070-01500	0	211 YONGE ST	15	366	-18,120.65	-10,720.08	-6,994.77	-405.80
13	20250521	2024	1904-06-6-080-03700	0	260 YONGE ST	15	127	-75,667.60	-44,764.59	-29,208.50	-1,694.51
13	20250801	2025	1904-06-6-260-00701	0	244-252 CHURCH ST	18	292	-89,894.55	-89,894.55	0.00	0.00
13	20250802	2025	1904-06-8-300-01901	0	586 YONGE ST	18	315	-169,835.25	-169,835.25	0.00	0.00
13	20250892	2025	1904-06-8-300-02100	0	582 YONGE ST	15	150	-2,694.58	-1,652.50	-1,042.08	0.00
13	20250653	2025	1904-07-4-080-01500	0	393 BERKELEY ST	15	297	-2,011.39	-1,603.29	-408.10	0.00
14	20250926	2025	1904-07-1-190-01800	0	18 MC GEE ST	8	365	-1,960.63	-1,562.83	-397.80	0.00
14	20250889	2025	1904-07-3-270-01200	0	3 FIRST AVE	8	365	-1,975.71	-1,574.85	-400.86	0.00
14	20250629	2024	1904-07-5-090-00500	0	483 BROADVIEW AVE	15	365	-2,362.56	-1,857.21	-505.35	0.00
14	20250082	2024	1904-08-1-020-01400	0	242 UNWIN AVE	7	366	-3,031.15	-1,834.29	-1,196.86	0.00
14	20250630	2024	1904-08-1-270-00500	0	55 LAING ST	5	306	-1,279.77	-1,006.03	-273.74	0.00
14	20250979	2025	1904-08-1-270-00500	0	55 LAING ST	8	365	-1,613.75	-1,286.33	-327.42	0.00
14	20250349	2024	1904-08-1-290-01101	0	1233 QUEEN ST E	5	310	-44,690.50	-27,032.60	-15,764.27	-1,893.63
14	20250990	2025	1904-08-1-290-03500	0	58 LAING ST	7	107	-1,576.17	-1,256.37	-319.80	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
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Ward	Appeal#	Tax Year	Roll Number	Tenant	Property Address	Reason	# Of Days	Total Tax Adjustment	City	School	BIA
14	20250991	2025	1904-08-1-290-03600	0	56 LAING ST	7	121	-1,854.90	-1,478.55	-376.35	0.00
14	20250108	2024	1904-08-1-400-02200	0	929 QUEEN ST E	5	243	-16,181.62	-14,040.38	-1,115.94	-1,025.30
14	20250218	2024	1904-08-2-050-01500	0	980 QUEEN ST E	15	366	-9,812.06	-5,767.83	-3,645.65	-398.58
14	20250217	2024	1904-08-2-050-01600	0	978 QUEEN ST E	15	366	-4,910.56	-3,036.45	-1,705.34	-168.77
14	20250216	2024	1904-08-2-050-01700	0	976 QUEEN ST E	15	366	-3,175.67	-2,068.75	-1,019.31	-87.61
14	20250058	2024	1904-08-3-040-07500	0	106 ALTON AVE	15	182	-1,163.11	-914.32	-248.79	0.00
14	20250806	2025	1904-08-3-210-12800	0	1842 DUNDAS ST E	8	365	-4,037.50	-2,001.76	-2,035.74	0.00
14	20250612	2025	1904-08-4-560-12500	0	36 ARUNDEL AVE	8	365	0.00	0.00	0.00	0.00
14	20250111	2024	1904-08-5-130-01200	0	1095 DANFORTH AVE	5	93	-5,415.70	-4,999.59	0.00	-416.11
14	20250110	2024	1904-08-5-130-01300	0	1111 DANFORTH AVE	5	93	-3,259.67	-3,009.21	0.00	-250.46
14	20250149	2024	1906-03-1-160-00200	0	249 DEWHURST BLVD N	15	152	-425.39	-334.40	-90.99	0.00
14	20250666	2025	1906-03-2-050-01000	0	1057 LOGAN AVE	15	365	-1,772.10	-1,412.55	-359.55	0.00
14	20250976	2025	1906-03-2-330-02300	0	82 DON VALLEY DR	15	365	-1,167.33	-930.49	-236.84	0.00
15	20250779	2025	1904-10-4-640-02800	0	64 CHELTENHAM AVE	5	199	-1,397.85	-1,114.23	-283.62	0.00
15	20251013	2025	1906-04-2-340-01000	0	2 GARDEN CIR	5	112	-268.41	-213.95	-54.46	0.00
15	20250180	2024	1906-04-3-050-00101	0	45-65 WICKSTEED AVE	15	116	-26,243.12	-15,880.94	-10,362.18	0.00
15	20250253	2024	1906-04-5-090-00800	0	321 LAIRD DR	15	366	-658.07	-517.31	-140.76	0.00
15	20250772	2025	1908-08-1-430-00600	0	288 LAWRENCE AVE E	7	276	-12,510.49	-9,972.18	-2,538.31	0.00
15	20250771	2025	1908-08-1-430-00700	0	286 LAWRENCE AVE E	7	276	-9,551.08	-7,613.22	-1,937.86	0.00
15	20250773	2025	1908-08-1-430-00800	0	93 MILDENHALL RD	7	276	-10,058.57	-8,017.74	-2,040.83	0.00
15	20250832	2025	1908-08-1-830-03500	0	2439 BAYVIEW AVE	5	262	-7,762.10	-6,187.21	-1,574.89	0.00
15	20250335	2024	1908-08-2-120-01900	0	95 NORTHDAL RD	8	366	-13,011.11	-10,228.04	-2,783.07	0.00
15	20250888	2025	1908-08-3-110-00500	0	11 BANBURY RD	5	164	-470.97	-375.41	-95.56	0.00
16	20250372	2024	1908-10-1-490-01800	0	900 DON MILLS RD	15	366	-16,269.35	-9,845.35	-6,424.00	0.00

Reason Codes:

- | | |
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Detail Hearing Report - Section 323 of COTA
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Ward	Appeal#	Tax Year	Roll Number	Tenant	Property Address	Reason	# Of Days	Total Tax Adjustment	City	School	BIA
16	20250799	2025	1908-10-2-420-00900	0	48 SOUTHWELL DR	5	244	-1,320.74	-1,052.77	-267.97	0.00
16	20250790	2025	1908-12-3-010-00642	0	86 FARM GREENWAY	7	274	-2,451.13	-1,953.81	-497.32	0.00
17	20250999	2025	1908-11-1-120-00100	0	35 SHAUGHNESSY BLVD	6	189	-554.47	-441.97	-112.50	0.00
17	20250257	2024	1908-11-1-210-01827	0	243-255 CONSUMERS RD	15	92	-1,770.31	-1,071.30	-699.01	0.00
17	20250429	2024	1908-11-1-250-00100	0	200 YORKLAND BLVD	15	122	-3,218.47	-1,947.65	-1,270.82	0.00
17	20250859	2025	1908-11-3-200-02200	0	30 MOREWOOD CRES	8	365	-1,560.96	-1,244.25	-316.71	0.00
17	20250896	2025	1908-11-3-430-02800	0	40 FOREST GROVE DR	5	288	-1,386.37	-1,105.08	-281.29	0.00
17	20250026	2024	1908-11-3-440-12600	0	12 TALLY LANE	8	366	0.00	0.00	0.00	0.00
18	20250845	2025	1908-07-1-160-00800	0	243 FLORENCE AVE	8	365	-595.73	-474.86	-120.87	0.00
18	20250439	2024	1908-07-2-215-00400	0	5150-5160 YONGE ST	15	244	-4,522.95	-2,694.50	-1,758.13	-70.32
18	20250440	2024	1908-07-2-215-00500	0	5140 YONGE ST	15	366	-29,186.30	-17,387.38	-11,345.12	-453.80
18	20250929	2025	1908-07-2-460-01800	0	87 LORRAINE DR	8	365	-746.55	-595.08	-151.47	0.00
18	20250379	2024	1908-07-3-010-00100	0	5650 YONGE ST	15	302	-34,153.46	-20,346.51	-13,275.92	-531.03
18	20250849	2025	1908-07-3-030-01900	0	18 GREENVIEW AVE	7	335	-15,461.68	-12,324.59	-3,137.09	0.00
18	20250672	2025	1908-07-3-210-00550	0	38 HENDON AVE	7	245	-5,051.56	-4,026.63	-1,024.93	0.00
18	20250626	2025	1908-07-3-480-00300	0	52 PATRICIA AVE	5	285	-1,006.86	-802.57	-204.29	0.00
18	20250846	2025	1908-09-1-070-01000	0	192 GLENDORA AVE	5	289	-537.37	-428.34	-109.03	0.00
18	20250476	2024	1908-09-2-130-03150	0	100 SHEPPARD AVE E	15	185	-1,330.49	-805.14	-525.35	0.00
18	20250891	2025	1908-09-2-440-01000	0	327 PRINCESS AVE	5	160	-449.56	-358.35	-91.21	0.00
18	20250374	2024	1908-09-2-520-00600	0	5001 YONGE ST	15	366	-22,896.84	-13,640.51	-8,900.32	-356.01
18	20250883	2025	1908-09-2-560-02100	0	66 PRINCESS AVE	8	365	0.00	0.00	0.00	0.00
19	20250862	2025	1904-09-6-210-00300	0	57 OSBORNE AVE	8	365	-165.90	-132.24	-33.66	0.00
19	20250956	2025	1906-01-4-210-00200	0	7 DORIS DR	5	303	-1,665.15	-1,327.30	-337.85	0.00
19	20250572	2024	1906-02-2-050-00100	0	857 COXWELL AVE	15	131	-245.78	-193.21	-52.57	0.00

Reason Codes:

- | | |
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| 5 - razed by fire, demolition or otherwise | 14 - structure removed |
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20	20250902	2025	1901-01-1-250-02900	0	32 CRESCENTWOOD RD	5	139	-950.54	-757.68	-192.86	0.00
20	20241214	2024	1901-01-2-310-01402	0	3650 DANFORTH AVE	8	366	-198,173.96	-119,924.36	-78,249.60	0.00
20	20241418	2023	1901-01-2-310-01402	0	3650 DANFORTH AVE	15	365	-159,224.23	-94,648.59	-64,575.64	0.00
20	20250433	2024	1901-01-3-100-00103	0	2151 KINGSTON RD	5	289	-29,070.43	-9,248.42	-19,822.01	0.00
20	20250871	2024	1901-01-4-260-01900	0	86 PHILLIP AVE	5	18	-50.67	-39.83	-10.84	0.00
20	20250872	2025	1901-01-4-260-01900	0	86 PHILLIP AVE	8	365	-1,085.88	-865.56	-220.32	0.00
20	20250917	2025	1901-01-4-680-00600	0	21 VANBRUGH AVE	8	365	0.00	0.00	0.00	0.00
20	20250601	2025	1901-02-3-300-01300	0	37 NORTH EDGELY AVE	15	365	-648.51	-516.93	-131.58	0.00
20	20250878	2024	1901-02-3-300-01300	0	37 NORTH EDGELY AVE	15	122	-205.05	-161.19	-43.86	0.00
21	20250458	2024	1901-03-1-090-00200	0	1120 BIRCHMOUNT RD	15	142	-7,149.84	-4,326.70	-2,823.14	0.00
21	20250789	2025	1901-04-2-040-03000	0	6 RENSBURG DR	5	311	-873.83	-696.53	-177.30	0.00
21	20250986	2025	1901-04-3-110-02400	0	1186 KENNEDY RD	6	222	-9,587.81	-5,746.08	-3,623.53	-218.20
21	20240598	2023	1901-05-1-730-00200	0	300 BOROUGH DR	15	261	-69,209.86	-41,140.82	-28,069.04	0.00
21	20250568	2024	1901-05-1-755-00250	0	520 PROGRESS AVE	15	366	-9,583.31	-5,799.31	-3,784.00	0.00
23	20250860	2025	1901-11-2-480-01800	0	9 FRANCES CRES	5	199	-731.81	-583.33	-148.48	0.00
23	20250922	2024	1901-12-6-080-00325	0	2691 MARKHAM RD 24	6	117	-403.31	-244.06	-159.25	0.00
24	20250920	2025	1901-08-1-280-00150	0	11 SUSAN ST	8	365	-1,349.82	-1,075.95	-273.87	0.00
24	20250302	2024	1901-08-2-420-00100	0	650 BRIMORTON DR	18	366	-60,815.99	-19,347.91	-41,468.08	0.00
25	20250993	2025	1901-09-2-220-00750	0	4630 KINGSTON RD	5	349	-17,331.54	-17,331.54	0.00	0.00
25	20250908	2025	1901-09-2-260-02900	0	6 COLLINGSGROVE RD	7	272	0.00	0.00	0.00	0.00
25	20250901	2025	1901-09-3-320-06400	0	77 PORTSMOUTH DR	6	260	-1,530.90	-1,220.29	-310.61	0.00
25	20250954	2025	1901-09-4-060-00400	0	21 GLADYS RD	5	155	-621.25	-495.20	-126.05	0.00
25	20250923	2025	1901-12-5-818-00299	0	400 MCLEVIN AVE 909	8	365	-295.61	-235.63	-59.98	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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 and/or via Video Call

Summary: 2026H1

Tax Year	Reason	No. of Appeals	Tax Adjustment	City	School	BIA
2023	5	3	-22,176.75	-14,448.39	-7,728.36	.00
2023	15	2	-228,434.09	-135,789.41	-92,644.68	.00
2024	5	22	-194,960.76	-89,019.76	-99,442.65	-6,498.35
2024	6	3	-1,056.15	-810.98	-245.17	.00
2024	7	3	-64,991.22	-55,639.46	-9,351.76	.00
2024	8	15	-297,658.44	-192,253.32	-104,087.04	-1,318.08
2024	15	76	-1,609,688.77	-960,235.93	-619,455.54	-29,997.30
2024	18	3	-188,430.41	-57,828.83	-129,986.05	-615.53
2025	5	36	-816,722.75	-281,348.40	-503,511.89	-31,862.46
2025	6	6	-16,744.60	-11,450.80	-5,075.60	-218.20
2025	7	18	-225,418.24	-152,381.06	-73,037.18	.00
2025	8	33	-65,285.12	-40,941.21	-23,343.82	-1,000.09
2025	15	14	-36,589.03	-26,565.55	-9,921.46	-102.02
2025	18	5	-272,343.52	-265,983.59	-6,359.93	.00
		239	\$-4,040,499.85	\$-2,284,696.69	\$-1,684,191.13	\$-71,612.03

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