



City of Toronto
Detail Hearing Report - Section 323 of COTA
Hearing Number: 2026H2

APPENDIX A

Hearing Date: Monday, July 20, 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	20250973	2025	1919-01-4-020-00305	0	KIPLING AVE	7	275	-47,336.33	-29,029.86	-18,306.47	0.00
1	20251091	2025	1919-02-6-505-66100	0	340 DIXON RD 711	6	163	-286.24	-228.16	-58.08	0.00
1	20251019	2025	1919-03-7-570-05000	0	140 KINGSVIEW BLVD	6	151	-461.71	-368.03	-93.68	0.00
1	20260175	2025	1919-04-1-300-02900	0	24 SANDERSON RD	8	365	-1,689.15	-1,346.43	-342.72	0.00
1	20260176	2025	1919-04-1-340-02100	0	16 BARKER AVE	8	365	0.00	0.00	0.00	0.00
1	20260051	2024	1919-04-2-220-01200	0	24 WATERBEACH CRES	5	289	-999.71	-785.87	-213.84	0.00
1	20260121	2025	1919-04-3-420-00201	0	1530 ALBION RD	15	135	-1,025.69	-629.02	-396.67	0.00
1	20260081	2025	1919-04-4-173-04700	0	41 ALICEWOOD CRT	15	214	-641.08	-511.01	-130.07	0.00
1	20260127	2025	1919-04-4-720-05500	0	107 UPPER HUMBER DR	8	365	-1,734.40	-1,382.50	-351.90	0.00
2	20260206	2025	1919-02-1-230-08509	0	7 A ORRELL AVE	5	208	-3,558.14	-2,836.21	-721.93	0.00
2	20260168	2025	1919-02-1-680-01100	0	490 THE KINGSWAY	8	365	0.00	0.00	0.00	0.00
2	20260133	2026	1919-02-1-680-03600	0	37 ORKNEY CRES	8	365	-2,186.84	-1,750.79	-436.05	0.00
2	20260088	2026	1919-02-2-030-00400	0	4675 DUNDAS ST W	8	365	0.00	0.00	0.00	0.00
2	20260254	2025	1919-02-2-130-02000	0	42 CHESTNUT HILLS PKY	5	97	-308.62	-246.00	-62.62	0.00
2	20260004	2025	1919-02-2-335-06200	0	22 EDENBROOK HILL	15	170	-2,251.31	-1,794.53	-456.78	0.00
2	20260030	2025	1919-02-3-040-00900	0	1215 ROYAL YORK RD	15	118	-811.81	-647.10	-164.71	0.00
2	20260468	2025	1919-02-5-290-04000	0	19 ROWSE CRES	15	171	-632.38	-504.07	-128.31	0.00
2	20260233	2025	1919-03-4-010-00400	0	555 THE WEST MALL	8	365	0.00	0.00	0.00	0.00
2	20260001	2025	1919-03-4-590-01800	0	155 INVERDON RD	5	86	-214.98	-171.36	-43.62	0.00
2	20260090	2025	1919-03-5-230-01900	0	226 MARTIN GROVE RD	5	185	-531.27	-423.48	-107.79	0.00
3	20260043	2025	1919-01-1-470-02200	0	38 WILLINGDON BLVD	5	195	-793.66	-632.63	-161.03	0.00
3	20260045	2025	1919-01-1-700-02200	0	18 WILGAR RD	15	365	-1,583.58	-1,262.28	-321.30	0.00
3	20260298	2025	1919-01-2-120-01900	0	322-328 BROWNS LINE	8	365	-7,470.51	-4,685.40	-2,785.11	0.00
3	20260218	2025	1919-01-3-210-02600	0	437 EVANS AVE	6	199	-575.58	-458.80	-116.78	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: 2026H2

APPENDIX A

Hearing Date: Monday, July 20, 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
3	20260191	2025	1919-01-3-210-04300	0	276 LANOR AVE	5	289	-961.28	-766.24	-195.04	0.00
3	20251030	2025	1919-01-3-720-02100	0	22 GAIR DR	6	296	-1,247.53	-994.41	-253.12	0.00
3	20260467	2025	1919-01-4-120-01560	0	25 THE WEST MALL	15	136	-125,817.70	-77,159.98	-48,657.72	0.00
3	20260555	2026	1919-01-4-200-00450	0	120 THE EAST MALL	8	365	-88,212.10	-54,490.50	-33,721.60	0.00
3	20260077	2025	1919-01-4-250-03350	0	30 NEWBRIDGE RD	7	365	-412,453.14	-252,944.34	-159,508.80	0.00
3	20260283	2025	1919-01-5-340-01700	0	3 VELMA DR	8	365	0.00	0.00	0.00	0.00
3	20260089	2025	1919-01-5-370-04100	0	33 LARSTONE AVE	15	335	-1,128.14	-899.25	-228.89	0.00
3	20260066	2025	1919-01-5-620-03800	0	28 ATHOL AVE	15	365	-965.24	-769.40	-195.84	0.00
3	20260182	2025	1919-01-6-710-02300	0	176 VAN DUSEN BLVD	5	247	-627.67	-500.32	-127.35	0.00
3	20260055	2025	1919-01-7-620-03100	0	50 GREVIEW BLVD S	15	212	-1,686.26	-1,344.13	-342.13	0.00
3	20260315	2025	1919-01-8-070-00905	0	136 THE QUEENSWAY	8	365	-4,629.41	-2,295.23	-2,334.18	0.00
3	20251081	2025	1919-02-1-040-06551	0	25 MABELLE AVE	15	355	-423.67	-369.53	-54.14	0.00
3	20250184	2024	1919-03-1-050-00400	0	195 THE WEST MALL	15	159	-43,688.86	-26,438.18	-17,250.68	0.00
3	20260128	2025	1919-05-1-710-00200	0	99 HEMAN ST	8	365	-859.65	-685.23	-174.42	0.00
3	20260364	2025	1919-05-2-030-00700	0	13 LAKE SHORE DR	15	213	-497.26	-396.37	-100.89	0.00
3	20260050	2025	1919-05-2-200-03800	0	62 SEVENTH ST	15	365	-701.30	-559.01	-142.29	0.00
3	20260316	2025	1919-05-3-210-00401	0	11 PARK BLVD	15	365	0.00	0.00	0.00	0.00
3	20260370	2025	1919-05-3-210-00402	0	11 PARK BLVD	15	365	0.00	0.00	0.00	0.00
3	20260036	2025	1919-05-3-730-01700	0	12 PHLOX AVE	6	134	-287.92	-229.50	-58.42	0.00
4	20260246	2025	1904-01-1-140-00100	0	5 SOUTHPORT ST	18	275	-583.43	-323.86	-259.57	0.00
4	20251036	2025	1904-01-1-220-02901	0	10 B WALLER AVE	8	365	0.00	0.00	0.00	0.00
4	20251035	2025	1904-01-1-220-02902	0	10 A WALLER AVE	8	365	0.00	0.00	0.00	0.00
4	20260161	2025	1904-01-1-300-08200	0	160 MORNINGSIDE AVE	8	365	0.00	0.00	0.00	0.00
4	20250866	2025	1904-01-2-250-01800	0	57 EVANS AVE	15	365	-1,930.46	-1,538.78	-391.68	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: 2026H2

APPENDIX A

Hearing Date: Monday, July 20, 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
4	20260197	2025	1904-01-3-760-00700	0	301 KEELE ST	5	170	-1,162.53	-926.66	-235.87	0.00
4	20260279	2025	1904-01-4-070-00700	0	49 VINE AVE	8	365	-1,704.24	-1,358.46	-345.78	0.00
4	20251083	2025	1904-01-4-130-02700	0	156 MARIA ST	8	365	-2,209.47	-1,761.18	-448.29	0.00
4	20260270	2025	1904-01-4-140-03900	0	3122 DUNDAS ST W	15	135	-978.97	-780.34	-198.63	0.00
4	20260306	2025	1904-01-4-150-01500	0	149 MARIA ST	15	365	-1,500.63	-1,196.16	-304.47	0.00
4	20260579	2025	1904-02-3-210-00200	0	67 SORAUREN AVE	15	331	-2,865.25	-2,283.91	-581.34	0.00
4	20260268	2025	1914-08-2-010-05400	0	319 ST JOHNS RD	8	365	-1,839.97	-1,466.65	-373.32	0.00
5	20260119	2025	1904-01-4-370-02053	0	30 WESTON RD	15	227	-3,263.68	-2,001.51	-1,262.17	0.00
5	20250239	2024	1904-01-4-370-02053	0	30 WESTON RD	15	306	-12,950.76	-7,837.11	-5,113.65	0.00
5	20250841	2025	1908-02-1-430-02500	0	210 CORNELIUS PKY	15	192	-595.00	-474.28	-120.72	0.00
5	20251086	2025	1908-02-3-040-03600	0	265 FALSTAFF AVE	8	365	0.00	0.00	0.00	0.00
5	20251031	2025	1908-02-3-480-02300	0	123 WENDELL AVE	6	110	-5,876.97	-3,604.16	-2,272.81	0.00
5	20260141	2025	1908-02-3-490-04900	0	30 LIMERICK AVE	15	217	-1,147.70	-914.84	-232.86	0.00
5	20260266	2025	1908-02-3-730-03401	0	22 MAPLE BUSH AVE	8	365	0.00	0.00	0.00	0.00
5	20260563	2025	1914-05-4-030-01200	0	29 TRETHEWEY DR	8	365	-1,063.26	-847.53	-215.73	0.00
5	20250980	2025	1914-06-1-260-00150	0	2 BUTTONWOOD AVE	7	153	-5,272.13	-2,774.83	-2,497.30	0.00
5	20260173	2025	1914-06-3-100-01100	0	29 WILLIAM ST	5	94	-326.27	-260.07	-66.20	0.00
5	20260180	2026	1914-07-1-040-04100	0	30 MOULD AVE	8	365	-1,281.41	-1,025.90	-255.51	0.00
5	20260166	2025	1914-07-1-040-04100	0	30 MOULD AVE	5	13	-44.85	-35.75	-9.10	0.00
5	20260230	2024	1914-07-1-401-04000	0	501 ALLIANCE AVE	15	274	-38,057.64	-23,030.46	-15,027.18	0.00
6	20260104	2025	1908-03-1-290-00600	0	31 MURRAY RD	8	365	-708.84	-565.02	-143.82	0.00
6	20260122	2025	1908-03-1-490-00101	0	2701 KEELE ST	8	365	0.00	0.00	0.00	0.00
6	20260210	2025	1908-03-2-480-02800	0	42 PARENT AVE	5	241	-552.67	-440.54	-112.13	0.00
6	20251080	2025	1908-03-2-570-06900	0	43 MONCLOVA RD	8	365	-1,726.86	-1,376.49	-350.37	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: 2026H2

APPENDIX A

Hearing Date: Monday, July 20, 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
6	20260367	2025	1908-03-3-441-00500	0	1118-1126 FINCH AVE W	8	365	-52,607.67	-30,519.74	-19,245.99	-2,841.94
6	20260013	2025	1908-05-1-510-01100	0	21 ALMORE AVE	15	365	-1,259.32	-1,003.81	-255.51	0.00
6	20260018	2025	1908-05-1-620-05300	0	50 VERWOOD AVE	15	135	-510.41	-406.85	-103.56	0.00
6	20250983	2025	1908-05-4-140-03000	0	788-796 SHEPPARD AVE W	5	280	-724.26	-577.31	-146.95	0.00
6	20250998	2025	1908-06-4-200-03700	0	30 EDINBURGH DR	8	365	-1,123.59	-895.62	-227.97	0.00
7	20260625	2025	1908-01-3-310-00902	0	51 HIGH MEADOW PL	8	365	-222.20	-131.18	-82.72	-8.30
7	20260002	2024	1908-01-3-490-08312	0	2400 FINCH AVE W 5	7	169	-6,953.51	-4,038.84	-2,635.31	-279.36
8	20260203	2025	1904-11-3-010-06700	0	1002 SPADINA RD	15	365	0.00	0.00	0.00	0.00
8	20251018	2025	1904-11-3-630-04800	0	612 CASTLEFIELD AVE	5	108	-1,064.31	-848.37	-215.94	0.00
8	20260111	2025	1904-11-4-590-02204	0	2300 YONGE ST	15	190	-15,982.05	-9,801.28	-6,180.77	0.00
8	20251033	2025	1904-11-5-150-02600	0	1252 AVENUE RD	8	365	-10,594.96	-5,532.13	-5,062.83	0.00
8	20260075	2025	1908-04-1-170-01200	0	60 DELL PARK AVE	8	365	0.00	0.00	0.00	0.00
8	20260076	2026	1908-04-1-170-01200	0	60 DELL PARK AVE	8	365	0.00	0.00	0.00	0.00
8	20260098	2025	1908-04-2-350-01500	0	109 CARTWRIGHT AVE	8	365	-11,969.30	-8,871.70	-3,097.60	0.00
8	20260022	2025	1908-04-3-190-01500	0	153 REGINA AVE	5	91	-278.24	-221.79	-56.45	0.00
8	20260125	2025	1908-04-3-350-00200	0	490 LAWRENCE AVE W	15	193	-3,895.43	-2,388.94	-1,506.49	0.00
8	20260087	2025	1908-04-3-370-01400	0	29 PRINCE CHARLES DR	8	365	-1,078.34	-859.55	-218.79	0.00
8	20250219	2024	1908-04-3-560-03100	0	3401 DUFFERIN ST	15	366	-386,325.97	-233,783.97	-152,542.00	0.00
8	20251062	2025	1908-06-2-310-01600	0	481 OLD ORCHARD GROVE	5	66	-126.81	-101.08	-25.73	0.00
8	20251057	2025	1908-06-3-090-02200	0	411 ST GERMAIN AVE	15	240	-2,999.82	-2,391.17	-608.65	0.00
8	20260228	2025	1908-06-3-410-00100	0	41 ESGORE DR	5	87	-587.75	-468.50	-119.25	0.00
8	20260229	2026	1908-06-3-410-00100	0	41 ESGORE DR	8	365	0.00	0.00	0.00	0.00
8	20260391	2025	1914-04-3-150-02200	0	140 BOWIE AVE	8	365	-980.31	-781.41	-198.90	0.00
9	20260078	2025	1904-02-4-150-07200	0	66 ST CLARENS AVE	15	122	-418.35	-333.47	-84.88	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: 2026H2

APPENDIX A

Hearing Date: Monday, July 20, 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
9	20260547	2025	1904-02-4-390-05550	0	17 DORA AVE	18	365	-21,315.67	-13,448.47	-7,867.20	0.00
9	20260150	2025	1904-02-4-500-01401	0	900 DUFFERIN ST	15	186	-911.56	-559.03	-352.53	0.00
9	20260269	2025	1904-03-1-050-05300	0	798 DOVERCOURT RD	15	205	0.00	0.00	0.00	0.00
9	20260190	2025	1904-03-1-080-09700	0	14 SALEM AVE	15	365	-2,134.49	-1,701.41	-433.08	0.00
9	20260177	2026	1904-03-1-410-02500	0	593 CONCORD AVE	8	365	0.00	0.00	0.00	0.00
9	20260179	2026	1904-03-1-500-04400	0	228 EMERSON AVE	8	365	-88.83	-71.12	-17.71	0.00
9	20260162	2025	1904-03-1-500-04400	0	228 EMERSON AVE	8	365	0.00	0.00	0.00	0.00
9	20260359	2025	1904-03-2-150-00101	0	1799 ST CLAIR AVE W	7	365	0.00	0.00	0.00	0.00
9	202050988	2025	1904-03-2-150-02310	0	290 OLD WESTON RD	7	365	0.00	0.00	0.00	0.00
9	20250987	2025	1904-03-2-150-04000	0	246 OLD WESTON RD	7	364	-2,609.52	-2,080.06	-529.46	0.00
9	20250978	2025	1904-03-2-440-02800	0	1734 ST CLAIR AVE W	15	365	-1,764.06	-1,173.16	-521.20	-69.70
9	20260027	2025	1904-03-2-490-05019	0	40 ED CLARK GDNS TH25	8	365	-692.25	-551.80	-140.45	0.00
9	20260392	2025	1904-03-2-490-05021	0	40 ED CLARK GDNS TH27	8	365	-1,049.69	-836.71	-212.98	0.00
9	20260745	2025	1904-03-2-490-05022	0	40 ED CLARK GDNS TH28	8	190	-423.94	-337.92	-86.02	0.00
9	20251008	2025	1904-03-2-740-00260	0	126 UNION ST	7	365	-32,880.66	-20,164.66	-12,716.00	0.00
9	20260765	2020	1904-03-3-090-00108	0	BEAVER AVE	8	366	-3,406.32	-2,537.28	-869.04	0.00
9	20250658	2025	1904-03-3-110-04700	0	1446 DUFFERIN ST	15	365	-2,273.26	-1,501.97	-771.29	0.00
9	20250608	2024	1904-03-3-400-07100	0	42 OAKWOOD AVE	15	352	-2,737.68	-2,152.09	-585.59	0.00
9	20260653	2026	1904-03-3-840-02100	0	1861 DUFFERIN ST	8	365	-1,197.00	-958.32	-238.68	0.00
9	20260654	2026	1904-03-3-840-02200	0	1863 DUFFERIN ST	8	365	-1,312.10	-1,050.47	-261.63	0.00
9	20250989	2025	1904-04-3-270-04700	0	108 HARRISON ST	7	78	-7,880.35	-5,755.73	-2,124.62	0.00
10	20250338	2024	1904-04-1-140-00250	0	32 ATLANTIC AVE	15	197	-20,496.91	-12,167.99	-7,939.51	-389.41
10	20250337	2024	1904-04-1-140-00270	0	30 ATLANTIC AVE	15	187	-11,965.00	-7,103.02	-4,634.66	-227.32
10	20250339	2024	1904-04-1-150-00410	0	135 LIBERTY ST	15	117	-5,324.42	-3,160.84	-2,062.42	-101.16

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: 2026H2

APPENDIX A

Hearing Date: Monday, July 20, 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
10	20260439	2025	1904-04-1-270-00200	0	901 KING ST W	15	365	0.00	0.00	0.00	0.00
10	20251068	2023	1904-04-1-530-02200	0	121 MASSEY ST	15	365	-1,172.64	-903.36	-269.28	0.00
10	20251070	2025	1904-04-1-530-02200	0	121 MASSEY ST	15	365	-1,327.19	-1,057.91	-269.28	0.00
10	20251067	2022	1904-04-1-530-02200	0	121 MASSEY ST	15	97	-295.57	-224.01	-71.56	0.00
10	20251069	2024	1904-04-1-530-02200	0	121 MASSEY ST	15	366	-1,258.91	-989.63	-269.28	0.00
10	20260432	2025	1904-04-1-620-06300	0	736 RICHMOND ST W	15	365	-1,696.70	-1,352.45	-344.25	0.00
10	20260544	2025	1904-04-2-240-06700	0	1086 / QUEEN ST W	15	243	-2,239.38	-1,528.42	-665.88	-45.08
10	20260195	2025	1904-06-1-080-00120	0	10 BAY ST	15	365	-27,138.19	-16,224.14	-10,231.09	-682.96
10	20260237	2025	1904-06-1-090-00502	0	100 HARBOUR ST	8	365	0.00	0.00	0.00	0.00
10	20250112	2024	1904-06-1-160-01400	0	200 BAY ST	15	331	-34,311.09	-20,698.75	-13,505.76	-106.58
10	20260207	2025	1904-06-1-160-01400	0	200 BAY ST	15	334	-73,176.49	-44,707.15	-28,192.70	-276.64
10	20260296	2025	1904-06-1-170-00200	0	1 UNIVERSITY AVE	15	110	-8,851.37	-5,407.74	-3,410.17	-33.46
10	20260661	2025	1904-06-1-180-00400	0	123 FRONT ST W	15	277	-17,061.27	-10,279.86	-6,482.57	-298.84
10	20250525	2024	1904-06-1-210-00100	0	100 UNIVERSITY AVE	15	169	-2,801.38	-1,689.98	-1,102.70	-8.70
10	20260659	2024	1904-06-1-220-00852	0	70 YORK ST	15	366	-12,522.35	-7,554.32	-4,929.13	-38.90
10	20250358	2024	1904-06-1-230-00400	0	121 KING ST W	15	366	-41,108.65	-24,799.50	-16,181.46	-127.69
10	20260202	2025	1904-06-2-100-00100	0	49 SPADINA AVE	15	222	-4,934.06	-2,972.90	-1,874.74	-86.42
10	20260201	2025	1904-06-2-130-02212	0	517 WELLINGTON ST W	15	365	-84,561.47	-50,950.51	-32,129.82	-1,481.14
10	20250165	2024	1904-06-2-130-02212	0	517 WELLINGTON ST W	15	366	-98,832.43	-58,790.00	-38,359.96	-1,682.47
10	20260170	2025	1904-06-2-160-02474	0	9 TECUMSETH ST 416	8	365	0.00	0.00	0.00	0.00
10	20260410	2025	1904-06-2-250-00350	0	200 WELLINGTON ST W	15	281	-43,643.92	-26,296.61	-16,582.87	-764.44
10	20260561	2025	1904-06-2-270-00200	0	225 ADELAIDE ST W	15	241	-23,194.93	-13,975.56	-8,813.10	-406.27
10	20250375	2024	1904-06-2-320-00400	0	92 PETER ST	15	156	-83,734.81	-49,809.25	-32,500.10	-1,425.46
10	20250520	2024	1904-06-2-350-02105	0	500 KING ST W	15	301	-14,740.54	-8,768.34	-5,721.26	-250.94

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: 2026H2

APPENDIX A

Hearing Date: Monday, July 20, 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
10	20260583	2025	1904-06-2-550-00400	0	369 QUEEN ST W	15	365	0.00	0.00	0.00	0.00
10	20260038	2025	1904-06-2-570-00710	0	475 QUEEN ST W	8	365	-11,083.81	-5,365.09	-5,456.15	-262.57
10	20260397	2025	1904-06-2-570-02303	0	456 RICHMOND ST W	15	365	-8,524.21	-5,136.06	-3,238.84	-149.31
10	20260113	2024	1904-06-3-020-02000	0	77 ADELAIDE ST W	15	96	-17,841.06	-10,762.92	-7,022.72	-55.42
10	20260455	2025	1904-06-3-040-00100	0	200 KING ST W	15	264	-14,445.20	-8,825.29	-5,565.30	-54.61
10	20250523	2024	1904-06-3-040-00100	0	200 KING ST W	15	118	-12,670.60	-7,643.76	-4,987.48	-39.36
10	20250177	2024	1904-06-3-110-00900	0	120 ADELAIDE ST W	15	153	-9,644.48	-5,818.20	-3,796.33	-29.95
10	20260441	2025	1904-06-3-140-00300	0	330 BAY ST	15	251	-3,129.96	-1,912.25	-1,205.88	-11.83
10	20260334	2025	1904-06-4-060-00501	0	100 QUEENS QUAY E	15	106	-3,148.39	-1,882.21	-1,186.94	-79.24
10	20260060	2026	1904-06-5-010-00150	0	438 UNIVERSITY AVE	18	365	-2,742,632.16	1,694,182.56	1,048,449.60	0.00
10	20250967	2025	1904-06-5-010-00150	0	438 UNIVERSITY AVE	18	311	-2,309,963.14	1,416,626.64	-893,336.50	0.00
10	20260548	2025	1904-06-5-160-03200	0	380 QUEEN ST W	18	365	-271,428.62	-165,287.84	-102,276.32	-3,864.46
10	20260156	2025	1904-06-5-350-02800	0	130 WOLSELEY ST	15	365	-1,824.89	-1,454.63	-370.26	0.00
10	20260433	2025	1904-06-5-420-07600	0	318 BATHURST ST	15	302	-748.81	-459.22	-289.59	0.00
10	2025078801	2025	1904-06-6-100-03300	0	100 QUEEN ST W	7	184	-27,826.15	-17,064.89	-10,761.26	0.00
11	20260580	2025	1904-04-3-070-02250	0	890 DUNDAS ST W	15	360	-682.78	-407.40	-256.91	-18.47
11	20260582	2025	1904-05-1-080-02200	0	568 BLOOR ST W	15	108	-3,896.92	-2,214.01	-1,396.17	-286.74
11	20260304	2025	1904-05-1-090-00500	0	567 PALMERSTON AVE	6	92	-372.55	-296.96	-75.59	0.00
11	20260531	2025	1904-05-1-250-04700	0	61 PENDRITH ST	15	275	-3,800.90	-3,029.72	-771.18	0.00
11	20250475	2024	1904-05-2-010-01200	0	50 BLOOR ST W	15	210	-48,789.11	-28,516.35	-18,606.67	-1,666.09
11	20260263	2025	1904-05-2-030-01907	0	1260 BAY ST	15	245	-43,222.06	-25,639.87	-16,168.72	-1,413.47
11	20260152	2025	1904-05-2-050-02100	0	150 BLOOR ST W	15	245	-29,206.67	-17,325.76	-10,925.77	-955.14
11	20250094	2024	1904-05-2-050-02100	0	150 BLOOR ST W	15	183	-27,008.14	-15,785.77	-10,300.08	-922.29
11	20260372	2025	1904-05-2-130-00105	0	9 MADISON AVE	15	365	-11,855.24	-7,270.44	-4,584.80	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: 2026H2

APPENDIX A

Hearing Date: Monday, July 20, 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	20260217	2025	1904-05-2-280-06300	0	94 SCOLLARD ST	5	302	-3,523.91	-2,090.43	-1,318.24	-115.24
11	20260236	2025	1904-05-2-280-06400	0	94 A SCOLLARD ST	5	302	-3,838.25	-2,276.90	-1,435.83	-125.52
11	20260163	2025	1904-05-2-280-07100	0	106 SCOLLARD ST	6	302	-5,336.79	-3,481.24	-1,731.61	-123.94
11	20251024	2025	1904-05-2-280-07200	0	108 SCOLLARD ST	6	301	-6,777.15	-4,020.29	-2,535.23	-221.63
11	20241478	2024	1904-05-2-520-00400	0	16 DUPONT ST	18	366	-6,302.56	-2,967.74	-3,023.20	-311.62
11	20260375	2025	1904-06-3-170-00210	0	BAY ST	15	227	-232,233.96	-139,231.07	-87,800.27	-5,202.62
11	20260376	2026	1904-06-5-490-03800	0	614 DUNDAS ST W	8	365	-3,655.53	-2,485.43	-1,170.10	0.00
11	20260701	2026	1904-06-5-800-02400	0	199 COLLEGE ST	5	358	-14,504.34	-8,959.64	-5,544.70	0.00
11	20260700	2026	1904-06-5-800-02500	0	195 COLLEGE ST	5	358	-4,584.14	-3,070.52	-1,513.62	0.00
11	20260693	2026	1904-06-5-800-02700	0	191 COLLEGE ST	5	358	-15,118.48	-9,339.01	-5,779.47	0.00
11	20260692	2026	1904-06-5-800-02800	0	76 HENRY ST	15	358	-3,597.40	-2,880.09	-717.31	0.00
11	20260691	2026	1904-06-5-800-02900	0	74 HENRY ST	15	358	-2,483.57	-1,988.35	-495.22	0.00
11	20260355	2025	1904-06-6-590-00103	0	700 BAY ST	8	365	0.00	0.00	0.00	0.00
11	20260188	2025	1904-06-6-720-00300	0	661 UNIVERSITY AVE	15	335	-18,472.29	-11,328.46	-7,143.83	0.00
11	20251020	2025	1904-06-7-320-01800	0	720 BATHURST ST	7	29	-14,441.15	-8,204.65	-5,173.91	-1,062.59
11	20250050	2024	1904-06-7-370-00600	0	515 BLOOR ST W	15	355	-981.06	-729.66	-240.84	-10.56
11	20250966	2025	1904-06-7-370-00800	0	511 BLOOR ST W	8	365	-13,583.66	-6,151.42	-6,255.83	-1,176.41
11	20260053	2025	1904-06-7-410-01300	0	251 BRUNSWICK AVE	6	147	-258.15	-205.77	-52.38	0.00
11	20251012	2025	1904-06-8-560-02400	0	756 YONGE ST	8	365	0.00	0.00	0.00	0.00
11	20260103	2025	1904-10-1-010-01405	0	2 BLOOR ST E	15	365	-42,620.03	-25,282.74	-15,943.50	-1,393.79
11	20260412	2025	1904-10-1-360-00200	0	3 SCHOLFIELD AVE	15	365	-1,794.72	-1,430.58	-364.14	0.00
11	20260442	2025	1904-10-1-410-02300	0	228 GLEN RD	8	365	-6,394.66	-5,097.22	-1,297.44	0.00
11	20250613	2025	1904-10-2-140-00600	0	3 ROSE PARK CRES	15	365	-1,606.20	-1,280.31	-325.89	0.00
11	20250135	2024	1904-10-2-430-01900	0	56 GARFIELD AVE	8	366	-7,338.86	-5,769.08	-1,569.78	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: 2026H2

APPENDIX A

Hearing Date: Monday, July 20, 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
12	20260249	2025	1904-05-3-550-01700	0	699 ST CLAIR AVE W	8	365	-6,782.25	-3,744.73	-2,075.96	-961.56
12	20251026	2025	1904-05-4-220-00600	0	77 POPLAR PLAINS CRES	15	122	-1,051.05	-837.80	-213.25	0.00
12	20260080	2025	1904-10-2-080-01200	0	39 PLEASANT BLVD	5	203	-55,214.98	-17,984.14	-37,230.84	0.00
12	20260300	2025	1904-10-3-050-00800	0	297 BALLIOL ST	5	245	-19,163.71	-6,241.83	-12,921.88	0.00
12	20251073	2025	1904-10-3-070-00201	0	108-128 BALLIOL ST	8	365	0.00	0.00	0.00	0.00
12	20251072	2025	1904-10-3-070-00202	0	87-107 DAVISVILLE AVE	8	365	0.00	0.00	0.00	0.00
12	20251066	2025	1904-10-3-620-01900	0	57 SOUDAN AVE	15	118	-2,620.19	-1,688.27	-931.92	0.00
12	20260019	2025	1904-10-3-620-10500	0	78 HILLSDALE AVE E	5	153	-259.20	-206.61	-52.59	0.00
12	20260011	2025	1904-10-3-640-01500	0	68 SOUDAN AVE	7	91	-1,583.00	-1,261.82	-321.18	0.00
12	20260010	2025	1904-10-3-640-01600	0	66 SOUDAN AVE	7	91	-1,464.56	-1,167.41	-297.15	0.00
12	20260009	2025	1904-10-3-640-01700	0	64 SOUDAN AVE	7	91	-1,475.84	-1,176.40	-299.44	0.00
12	20260008	2025	1904-10-3-640-01800	0	62 SOUDAN AVE	7	91	-1,470.20	-1,171.90	-298.30	0.00
12	20260003	2025	1904-10-3-640-01900	0	60 SOUDAN AVE	7	91	-1,588.65	-1,266.32	-322.33	0.00
12	20260533	2025	1904-11-1-010-01744	0	30 ST CLAIR AVE W	8	365	0.00	0.00	0.00	0.00
12	20260007	2025	1904-11-1-310-01900	0	80 FOREST HILL RD	8	365	0.00	0.00	0.00	0.00
12	20260094	2025	1904-11-2-170-01700	0	50 OLD FOREST HILL RD	5	141	-5,569.74	-4,439.67	-1,130.07	0.00
12	20251015	2025	1904-11-2-380-02100	0	10 AVA CRES	8	365	0.00	0.00	0.00	0.00
12	20260169	2025	1904-11-2-450-01100	0	14 ROSEMARY LANE	15	241	-3,281.18	-2,615.45	-665.73	0.00
12	20260208	2025	1904-11-4-060-01950	0	2180 YONGE ST	15	187	-56,912.02	-34,902.33	-22,009.69	0.00
12	20260021	2025	1904-11-4-270-02200	0	122 HIGHTBOURNE RD	8	365	0.00	0.00	0.00	0.00
12	20260025	2025	1914-01-2-260-01100	0	153 STRATHEARN RD	5	93	-856.93	-683.06	-173.87	0.00
12	20260172	2025	1914-01-3-240-02000	0	56 CAMBERWELL RD	5	241	-453.10	-361.17	-91.93	0.00
12	20260344	2025	1914-03-1-010-03400	0	416 OAKWOOD AVE	15	269	-2,877.17	-1,682.54	-1,061.02	-133.61
12	20250052	2024	1914-03-1-010-03400	0	416 OAKWOOD AVE	15	366	-3,815.54	-2,206.43	-1,439.68	-169.43

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: 2026H2

APPENDIX A

Hearing Date: Monday, July 20, 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
12	20250825	2025	1914-03-1-100-03400	0	83 AMHERST AVE	15	342	-1,278.89	-1,019.41	-259.48	0.00
13	20260099	2025	1904-06-1-140-00250	0	181 BAY ST	15	289	-56,403.11	-34,459.46	-21,730.42	-213.23
13	20260198	2025	1904-06-1-140-03050	0	161 BAY ST	15	364	-41,601.31	-25,416.30	-16,027.73	-157.28
13	20260458	2025	1904-06-3-010-02000	0	40 KING ST W	15	365	-212,098.99	-129,581.79	-81,715.36	-801.84
13	20260108	2025	1904-06-3-150-01060	0	333 BAY ST	15	154	-3,577.69	-2,185.79	-1,378.38	-13.52
13	20260374	2025	1904-06-3-170-00201	0	176 YONGE ST	15	227	-282,563.76	-169,405.26	-106,828.36	-6,330.14
13	20250436	2024	1904-06-4-180-00100	0	33 YONGE ST	15	366	-78,586.31	-46,519.16	-30,353.34	-1,713.81
13	20260559	2025	1904-06-4-260-00800	0	47 COLBORNE ST	15	120	-1,550.38	-931.09	-587.16	-32.13
13	20260265	2025	1904-06-4-270-00700	0	95 KING ST E	15	318	-3,562.58	-2,139.54	-1,349.21	-73.83
13	20250435	2024	1904-06-4-430-01800	0	1 ADELAIDE ST E	15	122	-2,364.87	-1,426.64	-930.88	-7.35
13	20260461	2025	1904-06-4-430-02100	0	2 KING ST E	15	215	-8,210.72	-5,016.34	-3,163.34	-31.04
13	20260476	2025	1904-06-4-440-00700	0	137 YONGE ST	15	143	-30,724.51	-18,771.13	-11,837.23	-116.15
13	20260562	2025	1904-06-4-450-00600	0	60 ADELAIDE ST E	15	365	-27,470.77	-16,497.83	-10,403.67	-569.27
13	20250364	2024	1904-06-4-470-00700	0	101 RICHMOND ST E	15	112	-3,665.13	-2,169.57	-1,415.63	-79.93
13	20251065	2025	1904-06-4-580-00600	0	50 RICHMOND ST E	7	13	-3,188.76	-1,915.04	-1,207.64	-66.08
13	20260095	2025	1904-06-6-070-00101	0	2 QUEEN ST E	15	121	-1,419.30	-850.91	-536.60	-31.79
13	20260404	2025	1904-06-6-450-00050	0	10 DUNDAS ST E	15	365	-29,188.95	-17,499.63	-11,035.41	-653.91
13	20250320	2024	1904-06-6-450-00050	0	10 DUNDAS ST E	15	366	-102,560.96	-60,674.56	-39,589.63	-2,296.77
13	20260130	2025	1904-06-8-020-26700	0	130 CARLTON ST 8	15	224	-991.28	-790.16	-201.12	0.00
13	20250892	2025	1904-06-8-300-02100	0	582 YONGE ST	15	365	-6,556.79	-4,021.07	-2,535.72	0.00
13	20260377	2025	1904-06-8-370-01000	0	638 YONGE ST	8	365	-6,344.04	-3,890.60	-2,453.44	0.00
13	20250997	2024	1904-06-8-370-01000	0	638 YONGE ST	5	265	-4,498.89	-2,722.49	-1,776.40	0.00
13	20260378	2025	1904-06-8-370-01100	0	636 YONGE ST	8	365	-6,324.69	-3,878.73	-2,445.96	0.00
13	20260205	2025	1904-07-1-410-00820	0	275 KING ST E 2ND FL	15	351	-18,157.59	-10,904.71	-6,876.60	-376.28

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: 2026H2

APPENDIX A

Hearing Date: Monday, July 20, 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
13	20260276	2025	1904-07-1-600-00600	0	406 KING ST E	18	365	-4,668.36	-2,314.54	-2,353.82	0.00
13	20260244	2025	1904-07-1-670-02210	0	49 ONTARIO ST	18	79	0.00	0.00	0.00	0.00
13	202600243	2025	1904-07-1-670-02400	0	82 BERKELEY ST	18	79	-1,333.27	-243.16	-1,019.95	-70.16
13	20260245	2025	1904-07-1-670-02600	0	78 BERKELEY ST	18	79	-205.18	428.79	-593.17	-40.80
13	20260240	2025	1904-07-1-670-02700	0	76 BERKELEY ST	18	79	0.00	0.00	0.00	0.00
13	20260239	2025	1904-07-1-670-02800	0	74 BERKELEY ST	18	79	-1,733.90	-316.22	-1,326.44	-91.24
13	20260238	2025	1904-07-1-670-02900	0	72 BERKELEY ST	18	79	-1,685.12	-307.34	-1,289.10	-88.68
13	20260065	2025	1904-07-1-710-02300	0	339 QUEEN ST E	7	41	-34,061.48	-20,888.82	-13,172.66	0.00
13	20260085	2025	1904-07-2-140-03200	0	290 SHUTER ST	8	365	0.00	0.00	0.00	0.00
13	20260416	2025	1904-07-2-300-04100	0	268 SEATON ST	8	365	-2,558.08	-2,039.06	-519.02	0.00
14	20260097	2025	1904-07-1-190-02000	0	14 MC GEE ST	8	365	-2,948.48	-2,350.25	-598.23	0.00
14	20251061	2025	1904-07-5-160-02000	0	17 GRANDVIEW AVE	15	365	0.00	0.00	0.00	0.00
14	20260068	2025	1904-08-1-020-01400	0	242 UNWIN AVE	7	122	-504.25	-309.24	-195.01	0.00
14	20260069	2025	1904-08-1-100-00100	0	185 CHERRY ST	7	153	-120.18	-73.70	-46.48	0.00
14	20260070	2025	1904-08-1-100-01052	0	109 BASIN ST	7	153	-867.99	-532.31	-335.68	0.00
14	20260183	2024	1904-08-1-400-02200	0	929 QUEEN ST E	18	243	-22,262.81	1,993.16	-22,155.03	-2,100.94
14	20250368	2024	1904-08-2-050-01800	0	974 QUEEN ST E	15	366	-4,381.25	-2,733.30	-1,502.32	-145.63
14	20250367	2024	1904-08-2-050-01900	0	972 QUEEN ST E	15	366	-5,263.76	-3,353.49	-1,749.57	-160.70
14	20260086	2025	1904-08-3-180-10300	0	172 COXWELL AVE	8	365	-1,855.06	-1,478.68	-376.38	0.00
14	20260549	2025	1904-08-4-080-00200	0	445 CARLAW AVE	18	365	-433,433.05	-265,810.65	-167,622.40	0.00
14	20260028	2025	1904-08-4-220-00200	0	561 CARLAW AVE	15	164	-809.79	-645.49	-164.30	0.00
14	20260054	2025	1904-08-4-400-07200	0	804 DANFORTH AVE	6	171	-3,077.93	-2,010.18	-917.10	-150.65
14	20260093	2025	1906-02-3-200-04400	0	10 LEROY AVE	15	139	-525.53	-418.90	-106.63	0.00
14	20260033	2025	1906-02-3-290-02600	0	80 DURANT AVE	5	217	-1,089.42	-868.38	-221.04	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: 2026H2

APPENDIX A

Hearing Date: Monday, July 20, 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
14	20250617	2025	1906-02-4-020-02800	0	22 LANKIN BLVD	15	332	-991.83	-790.59	-201.24	0.00
14	20260017	2025	1906-02-4-310-01500	0	63 DERWYN RD	8	365	-1,364.90	-1,087.97	-276.93	0.00
14	20260499	2025	1906-03-1-080-00900	0	891 PAPE AVE	18	365	-49,764.70	-30,519.10	-19,245.60	0.00
14	20260241	2025	1906-03-1-420-02000	0	39 MEMORIAL PARK AVE	15	117	-449.60	-358.38	-91.22	0.00
14	20260284	2025	1906-03-1-470-03500	0	66 INWOOD AVE	15	259	-1,107.64	-882.91	-224.73	0.00
14	20260126	2025	1906-03-2-080-00112	0	957 BROADVIEW AVE F	6	156	-241.08	-192.17	-48.91	0.00
14	20260386	2025	1906-03-2-080-00113	0	957 BROADVIEW AVE G	6	156	-255.25	-203.46	-51.79	0.00
14	20260164	2026	1906-03-2-310-03300	0	57 O'CONNOR DR	5	340	-1,286.57	-1,030.03	-256.54	0.00
15	20260232	2025	1904-10-3-690-00101	0	719 MOUNT PLEASANT RD	8	365	-121,738.22	-44,222.23	-66,314.05	-11,201.94
15	20260303	2025	1904-10-4-200-00123	0	REDPATH AVE	7	225	-174.32	-138.95	-35.37	0.00
15	20260396	2025	1904-10-5-250-03600	0	60 GLENFOREST RD	8	365	-3,054.05	-2,434.40	-619.65	0.00
15	20260444	2025	1904-10-5-290-03000	0	220 GOLFDALE RD	8	365	-2,480.95	-1,977.58	-503.37	0.00
15	20260200	2026	1906-04-1-080-00226	0	11 THORNCLIFFE PARK DR 903	8	365	-392.87	-314.53	-78.34	0.00
15	20260199	2025	1906-04-1-080-00226	0	11 THORNCLIFFE PARK DR 903	6	35	-37.02	-29.51	-7.51	0.00
15	20260310	2025	1906-04-1-121-02100	0	45 OVERLEA BLVD	15	190	-2,286.61	-1,402.31	-884.30	0.00
15	20260165	2025	1906-04-3-040-00810	0	10 INDUSTRIAL ST	8	365	-7,854.07	-4,816.65	-3,037.42	0.00
15	20260189	2025	1906-04-4-030-02201	0	16 B KENRAE RD	8	365	0.00	0.00	0.00	0.00
15	20260107	2025	1906-04-4-030-02202	0	16 A KENRAE RD	8	365	-422.29	-336.61	-85.68	0.00
15	20260425	2025	1906-04-5-090-00800	0	321 LAIRD DR	15	365	-693.76	-553.00	-140.76	0.00
15	20260137	2025	1908-08-1-080-14900	0	45 MCBAIN AVE	5	273	-1,460.80	-1,164.41	-296.39	0.00
15	20260136	2026	1908-08-1-760-00400	0	189 YORK MILLS RD	6	342	-1,064.06	-851.89	-212.17	0.00
15	20260305	2025	1908-08-1-860-01500	0	12 HIGH POINT RD	8	365	0.00	0.00	0.00	0.00
15	20260134	2025	1908-08-2-013-01300	0	33 PINNACLE RD	8	365	-4,170.10	-3,324.01	-846.09	0.00
15	20251040	2025	1908-08-2-191-08600	0	101 FOREST HEIGHTS BLVD	8	365	-512.78	-408.74	-104.04	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: 2026H2

APPENDIX A

Hearing Date: Monday, July 20, 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
15	20251089	2025	1908-08-2-720-04400	0	152 UPPER CANADA DR	6	73	-285.04	-227.21	-57.83	0.00
15	20260313	2026	1908-08-3-110-00500	0	11 BANBURY RD	8	365	0.00	0.00	0.00	0.00
16	20251022	2025	1908-10-1-240-00200	0	843 DON MILLS RD	8	365	-100,212.05	-61,456.85	-38,755.20	0.00
16	20260211	2025	1908-10-1-250-00200	0	90 WYNFORD DR	15	365	-102,141.66	-62,640.22	-39,501.44	0.00
16	20260345	2025	1908-10-1-260-00100	0	895 DON MILLS RD	15	106	-30,182.98	-18,510.26	-11,672.72	0.00
16	20260388	2025	1908-10-2-060-07000	0	29 ASHGROVE PL	8	365	0.00	0.00	0.00	0.00
16	20260447	2025	1908-10-2-120-02500	0	4 TEAL CRT	5	232	-742.93	-592.19	-150.74	0.00
16	20260529	2025	1908-10-2-210-05700	0	44 BERKINSHAW CRES	15	205	-554.83	-442.26	-112.57	0.00
16	20260225	2025	1908-10-2-380-01100	0	835 YORK MILLS RD	6	347	-812.48	-498.27	-314.21	0.00
16	20251079	2025	1908-10-3-130-01250	0	LESMILL RD E/S	8	365	0.00	0.00	0.00	0.00
17	20260219	2025	1908-11-2-050-01000	0	87 ENDSLEIGH CRES	5	153	-641.68	-511.49	-130.19	0.00
17	20250522	2024	1908-11-3-080-00101	0	630 SHEPPARD AVE E	15	142	-31,143.73	-18,846.54	-12,297.19	0.00
18	20260029	2025	1908-07-2-190-01700	0	66 BURNDAL AVE	6	309	-587.32	-468.16	-119.16	0.00
18	20260440	2025	1908-07-2-200-00252	0	5000 YONGE ST	15	204	-2,897.64	-1,749.87	-1,103.48	-44.29
18	20250477	2024	1908-07-2-200-00301	0	4950 YONGE ST	15	366	-33,740.31	-20,100.38	-13,115.32	-524.61
18	20260371	2025	1908-07-2-200-00301	0	4950 YONGE ST	15	334	-46,426.30	-28,036.58	-17,680.10	-709.62
18	20260035	2025	1908-07-2-740-04200	0	424 ELLERSLIE AVE	5	108	-312.37	-248.99	-63.38	0.00
18	20260032	2025	1908-07-2-880-06000	0	227 PARK HOME AVE	5	304	-1,130.50	-901.13	-229.37	0.00
18	20260589	2025	1908-07-2-880-06100	0	225 PARK HOME AVE	15	365	-859.65	-685.23	-174.42	0.00
18	20251092	2025	1908-07-2-930-00700	0	10 ADDINGTON AVE	8	365	-595.73	-474.86	-120.87	0.00
18	20260480	2025	1908-07-3-220-00205	0	5754 YONGE ST	15	183	-412.77	-360.02	-52.75	0.00
18	20260178	2025	1908-07-3-380-05200	0	104 CAINES AVE	8	365	-1,568.50	-1,250.26	-318.24	0.00
18	20251032	2025	1908-07-3-690-00400	0	197 GOULDING AVE	5	86	-246.97	-196.86	-50.11	0.00
18	20260335	2025	1908-09-1-150-00100	0	4711 YONGE ST	15	323	-20,048.83	-12,107.38	-7,635.01	-306.44

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: 2026H2

APPENDIX A

Hearing Date: Monday, July 20, 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
18	20260129	2025	1908-09-2-140-00153	0	4841 YONGE ST	15	134	-3,899.52	-2,354.90	-1,485.02	-59.60
18	20250535	2024	1908-09-2-140-00153	0	4841 YONGE ST	15	120	-529.65	-315.53	-205.88	-8.24
18	20260258	2025	1908-09-4-020-00700	0	4 MANORCREST DR	5	44	-189.99	-151.44	-38.55	0.00
18	20260260	2025	1908-09-4-020-00800	0	278 FINCH AVE E	5	44	-215.44	-171.73	-43.71	0.00
18	20260257	2025	1908-09-4-020-00901	0	276 FINCH AVE E	5	44	-142.73	-113.77	-28.96	0.00
18	20260256	2025	1908-09-4-020-00910	0	272 FINCH AVE E	5	44	0.00	0.00	0.00	0.00
18	20260259	2025	1908-09-4-020-01000	0	48 WINLOCK PK	5	44	-331.80	-264.48	-67.32	0.00
18	20260387	2025	1908-09-4-200-03300	0	40 REVCOE DR	8	365	0.00	0.00	0.00	0.00
18	20260487	2025	1908-09-4-650-01100	0	19 STEELES AVE E	18	365	-7,043.17	-5,614.15	-1,429.02	0.00
19	20260280	2025	1904-09-1-025-11200	0	1898 LAKE SHORE BLVD E	8	365	-2,692.09	-2,145.88	-546.21	0.00
19	20260031	2025	1904-09-1-050-02800	0	69 KIPPENDAVIE AVE	8	365	-2,986.19	-2,380.31	-605.88	0.00
19	20260020	2025	1904-09-1-050-02900	0	71 KIPPENDAVIE AVE	8	365	-2,963.57	-2,362.28	-601.29	0.00
19	20260381	2025	1904-09-1-060-05900	0	78 WAVERLEY RD	8	365	-3,566.83	-2,843.14	-723.69	0.00
19	20260096	2025	1904-09-3-290-00700	0	207 LEE AVE	15	364	-2,293.66	-1,828.29	-465.37	0.00
19	20250985	2025	1904-09-4-490-04200	0	1834 DANFORTH AVE	7	117	-2,620.78	-1,531.91	-966.03	-122.84
19	20260124	2025	1906-01-1-010-00100	0	3003 DANFORTH AVE	15	365	-116,704.82	-67,223.34	-42,391.60	-7,089.88
19	20260272	2025	1906-01-2-310-03250	0	48 NOTLEY PL	15	288	-2,802.48	-2,233.87	-568.61	0.00
19	20260252	2025	1906-01-4-190-04000	0	52 DORIS DR	6	304	-1,406.85	-1,121.41	-285.44	0.00
19	20260253	2025	1906-01-4-250-00300	0	32 CRANFIELD RD	15	360	-22,976.19	-14,350.55	-8,625.64	0.00
20	20260277	2025	1901-01-1-130-01500	0	25 LYNNDAL RD	8	365	0.00	0.00	0.00	0.00
20	20260639	2026	1901-01-1-250-02900	0	32 CRESCENTWOOD RD	8	365	0.00	0.00	0.00	0.00
20	20260140	2025	1901-01-2-460-00600	0	51 RED DEER AVE	15	194	-685.38	-546.32	-139.06	0.00
20	20260744	2025	1901-01-2-520-01700	0	34 HUNT CLUB DR	8	365	0.00	0.00	0.00	0.00
20	20260146	2025	1901-01-2-590-01601	0	3 B LINTON AVE	8	365	0.00	0.00	0.00	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: 2026H2

APPENDIX A

Hearing Date: Monday, July 20, 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
20	20260145	2025	1901-01-2-590-01602	0	3 A LINTON AVE	8	365	0.00	0.00	0.00	0.00
20	20260148	2025	1901-01-2-590-01701	0	3 D LINTON AVE	8	365	0.00	0.00	0.00	0.00
20	20260147	2025	1901-01-2-590-01702	0	3 C LINTON AVE	8	365	0.00	0.00	0.00	0.00
20	20260142	2025	1901-01-3-040-01000	0	4 DRAKE CRES	5	276	-735.57	-586.33	-149.24	0.00
20	20250975	2025	1901-01-4-730-04500	0	2448-2450 KINGSTON RD	5	38	-1,158.66	-931.09	-227.57	0.00
20	20251037	2025	1901-02-1-540-01400	0	27 BUTTERWORTH AVE	8	365	0.00	0.00	0.00	0.00
20	20251038	2025	1901-02-1-540-01402	0	29 BUTTERWORTH AVE	8	365	-784.25	-625.13	-159.12	0.00
20	20260012	2025	1901-02-2-170-01900	0	8 BERTHA AVE	15	334	-662.45	-528.04	-134.41	0.00
20	20260056	2026	1901-02-2-270-03700	0	94 A B PITT AVE	8	365	-1,035.87	-829.32	-206.55	0.00
20	20260063	2025	1901-02-2-270-03700	0	94 A B PITT AVE	5	68	-189.66	-151.18	-38.48	0.00
20	20260052	2025	1901-02-2-480-00400	0	151 MAYBOURNE AVE	5	136	-497.32	-396.42	-100.90	0.00
20	20251025	2025	1901-02-4-510-01750	0	31 COMSTOCK RD	8	365	-19,409.83	-11,903.43	-7,506.40	0.00
20	20260516	2025	1901-04-1-230-00800	0	2499 EGLINTON AVE E	18	365	-42,187.36	-25,872.16	-16,315.20	0.00
20	20260517	2025	1901-04-1-230-01100	0	2501 EGLINTON AVE E	18	365	-29,854.27	-18,308.67	-11,545.60	0.00
20	20260518	2025	1901-04-1-230-01200	0	2505 EGLINTON AVE E	18	365	-23,551.20	-14,443.20	-9,108.00	0.00
20	20260519	2026	1901-04-1-230-01300	0	2507 EGLINTON AVE E	18	365	-26,587.94	-16,423.94	-10,164.00	0.00
20	20260429	2025	1901-04-1-510-00500	0	9 LINDEN AVE	5	175	-220.55	-175.80	-44.75	0.00
21	20260024	2025	1901-03-2-270-03500	0	1268 WARDEN AVE	8	365	-919.99	-733.33	-186.66	0.00
21	20260234	2025	1901-03-2-640-00100	0	1925 VICTORIA PARK AVE	5	206	-20,878.60	-9,946.77	-10,931.83	0.00
21	20260428	2025	1901-03-2-760-00700	0	31 MARCHINGTON CIR	15	121	-384.98	-306.87	-78.11	0.00
21	20260299	2025	1901-03-3-010-00100	0	2167-2175 VICTORIA PARK AVE	6	288	-19,496.87	-11,956.81	-7,540.06	0.00
21	20260112	2025	1901-04-3-060-03900	0	2300 LAWRENCE AVE E	15	121	-1,127.54	-675.75	-426.13	-25.66
21	20251050	2025	1901-05-1-440-00700	0	15 DOERR RD	5	252	-801.77	-639.10	-162.67	0.00
21	20260514	2025	1901-05-1-490-04200	0	1072 MCCOWAN RD	18	365	-4,532.06	-3,612.53	-919.53	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: 2026H2

APPENDIX A

Hearing Date: Monday, July 20, 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
21	20260500	2025	1901-05-1-600-05900	0	960 MCCOWAN RD	18	365	-4,185.18	-3,336.03	-849.15	0.00
21	20250361	2024	1901-05-1-730-00200	0	300 BOROUGH DR	15	347	-41,189.16	-24,925.49	-16,263.67	0.00
21	20260641	2025	1901-05-1-755-00250	0	520 PROGRESS AVE	6	300	-8,042.10	-4,931.96	-3,110.14	0.00
21	20260496	2025	1901-06-2-580-01200	0	642 MCCOWAN RD	18	365	-3,634.70	-2,897.24	-737.46	0.00
21	20260515	2025	1901-06-3-700-02500	0	1505 DANFORTH RD	18	365	-4,102.23	-3,269.91	-832.32	0.00
22	20260067	2025	1901-10-4-185-00100	0	2900 WARDEN AVE	15	352	-5,389.47	-3,305.19	-2,084.28	0.00
22	20260082	2026	1901-10-4-420-20000	0	114-156 BAMBURGH CIR	7	365	0.00	0.00	0.00	0.00
22	20260116	2025	1901-11-3-095-07600	0	21 FORT DEARBORN DR	8	365	-1,787.19	-1,424.58	-362.61	0.00
23	20260578	2025	1901-12-1-130-00900	0	25 GARDEN PARK AVE	8	365	0.00	0.00	0.00	0.00
23	20260248	2025	1901-12-2-010-00050	0	305 MILNER AVE	15	153	-4,706.21	-2,886.17	-1,820.04	0.00
23	20260153	2025	1901-12-6-080-00324	0	2691 MARKHAM RD 23	8	365	-1,361.64	-835.05	-526.59	0.00
23	20260154	2025	1901-12-6-080-00325	0	2691 MARKHAM RD 24	8	365	-1,288.15	-789.98	-498.17	0.00
24	20260209	2025	1901-05-2-530-03300	0	489 BRIMORTON DR	6	39	-131.34	-104.69	-26.65	0.00
24	20260135	2025	1901-05-2-780-02100	0	133 ROCHMAN BLVD	8	365	0.00	0.00	0.00	0.00
24	20250873	2025	1901-05-2-810-04300	0	705 PROGRESS AVE	7	297	-3,277.25	-2,009.83	-1,267.42	0.00
24	20260338	2025	1901-05-2-830-00300	0	100 CONSILIUM PL	15	365	-62,430.55	-38,286.66	-24,143.89	0.00
24	20260337	2025	1901-05-2-830-00500	0	300 CONSILIUM PL	15	120	-24,456.73	-14,998.53	-9,458.20	0.00
24	20251009	2025	1901-08-2-420-00100	0	650 BRIMORTON DR	8	365	-61,498.98	-20,030.90	-41,468.08	0.00
25	20260092	2025	1901-09-2-175-03400	0	48 BEATH ST	6	262	-2,040.66	-1,626.62	-414.04	0.00
25	20250984	2025	1901-09-2-240-01100	0	4674 KINGSTON RD	7	38	-13,033.35	-8,004.24	-5,029.11	0.00
25	20260312	2025	1901-09-3-228-05801	0	6 MCGRATH CRT	5	192	-1,027.38	-818.93	-208.45	0.00
25	20260748	2026	1901-09-3-320-06400	0	77 PORTSMOUTH DR	8	365	0.00	0.00	0.00	0.00
25	20251049	2025	1901-09-6-370-14900	0	453 BROWNFIELD GDNS	8	365	0.00	0.00	0.00	0.00
25	20250527	2024	1901-12-2-370-06300	0	30 DEAN PARK RD	15	366	-5,448.94	-3,297.41	-2,151.53	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: 2026H2

APPENDIX A

Hearing Date: Monday, July 20, 2026

Time: 9:45 AM

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

Summary: 2026H2

Tax Year	Reason	No. of Appeals	Tax Adjustment	City	School	BIA
2020	8	1	-3,406.32	-2,537.28	-869.04	.00
2022	15	1	-295.57	-224.01	-71.56	.00
2023	15	1	-1,172.64	-903.36	-269.28	.00
2024	5	2	-5,498.60	-3,508.36	-1,990.24	.00
2024	7	1	-6,953.51	-4,038.84	-2,635.31	-279.36
2024	8	1	-7,338.86	-5,769.08	-1,569.78	.00
2024	15	34	-1,240,481.46	-744,598.59	-483,694.10	-12,188.77
2024	18	2	-28,565.37	-974.58	-25,178.23	-2,412.56
2025	5	44	-132,757.27	-62,570.61	-69,945.90	-240.76
2025	6	22	-57,894.53	-37,257.77	-20,140.54	-496.22
2025	7	24	-616,130.04	-379,466.91	-235,411.62	-1,251.51
2025	8	90	-507,485.09	-268,947.83	-222,084.54	-16,452.72
2025	15	114	-2,142,641.69	-1,306,484.55	-804,677.46	-31,479.68
2025	18	21	-3,215,204.61	-1,972,122.92	-1,238,926.35	-4,155.34
2026	5	4	-35,493.53	-22,399.20	-13,094.33	.00
2026	6	1	-1,064.06	-851.89	-212.17	.00
2026	7	1	.00	.00	.00	.00
2026	8	16	-99,362.55	-62,976.38	-36,386.17	.00
2026	15	2	-6,080.97	-4,868.44	-1,212.53	.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: 2026H2

APPENDIX A

Hearing Date: Monday, July 20, 2026

Time: 9:45 AM

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

Summary: 2026H2

<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>
2026	18	2	-2,769,220.10	-1,710,606.50	-1,058,613.60	.00
		384	\$-10,877,046.77	\$-6,591,107.10	\$-4,216,982.75	\$-68,956.92

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