



(Disponible en français)

NOTICE OF VIDEO HEARING

Under section 174 of the *Residential Tenancies Act, 2006*

The Landlord filed an application with the Landlord and Tenant Board (LTB) for a rent increase above the guideline (AGI). A copy of the application is attached to this notice and a Case Management Hearing has been scheduled. Please refer to the information below for more information.

File Number: LTB-L-076488-23

Parties to the Application:

Applicant (Landlord) Parties
Park Place Equities 2005 Inc.

Respondent (Tenant) Parties

See attached Schedule of Parties (Respondents)

Concerning Residential Complex Address(es):

165 Ontario Street, St. Catharines, Ontario, L2R 5K4

Hearing Type: L5 CMHs

Hearing Date: March 17, 2025

Hearing Time: 9:00 AM EST

Hearing Location: Virtual

Join the video hearing by clicking on this link: <https://bit.ly/ZLTBVideo159>

If the link does not open, you can also type it into your internet browser.

If you do not have access to the internet, you can join the hearing by phone. Call toll free 855-703-8985 or local 647-374-4685. When you call, you will be asked for a Meeting ID. Enter the following number: 881-7596-2532#

Hearing Day Instructions:

1. **Join the video hearing 30 minutes before the hearing time noted above to confirm your attendance.**

TECHNICAL ASSISTANCE:

Before your hearing: To learn more about how to join and what to expect at your video hearing, watch our online Zoom video guides and review the information on our Videoconferencing webpage at www.tribunalsontario.ca/en/videoconferencing/. You should also review the Zoom information sheet sent with your Notice of Video Hearing or you can visit the LTB webpage: <http://www.tribunalsontario.ca/lrb/hearing-resources/>.

During your hearing: If you have technical issues joining your hearing on Zoom, you can email LTBHearingSupport@ontario.ca, or call 416-212-9064 (toll-free 866-769-7865). Staff will help you join your hearing. When you call for support, you will be asked to leave a voice message explaining the issue you are experiencing and provide your contact phone number. Staff will call you back promptly.

The support line will be monitored between 8:30 a.m. and 4:30 p.m., Monday to Thursday, and from 8:30 a.m. to 2 p.m. on Friday.

COMMUNICATING WITH THE LTB:

The best way to communicate with the LTB is by email at lrb@ontario.ca. Be sure to check your email account, including your "Junk Email" folder, regularly. You can view the documents, evidence and submissions for this file on the Tribunals Ontario Portal at www.tribunalsontario.ca/en/tribunals-ontario-portal/. If you wish to gain access to the portal, e-mail lrb@ontario.ca or contact our call centre at 416-645-8080 or toll free at 1-888-332-3234. In your request, reference your file number, full name, and full rental unit address. A PIN number will be sent to you along with instructions on how to create an account and link your file number.

PURPOSE OF A CMH:

At the CMH, a Dispute Resolution Officer will help the parties explore opportunities to settle the issues in dispute and reach an agreement.

If the parties who attend the CMH reach an agreement on all the issues, the Dispute Resolution Officer may issue a consent order based on your agreement and close the application. If this happens, no further hearings will be held on this application.

If you reach an agreement on some but not all of the issues, the Dispute Resolution Officer may issue an Interim Order on the agreements reached during the CMH.

If the parties don't reach an agreement at the CMH, a second hearing (Merits Hearing) will be scheduled for a later date. At the Merits Hearing the landlord and tenants will have an opportunity to provide evidence and submissions and an LTB Member will decide if the landlord's application should be granted.

WHAT MAY HAPPEN IF YOU DO NOT ATTEND THE CMH:

If you cannot participate in the CMH, you should give someone written permission to represent you and to participate on your behalf and email it to the Board in advance. **It is important for you or your representative to join this hearing on time.**

If you are the Landlord and you do not attend the CMH or send a representative, your application may be dismissed without any further notice.

You must make the information supporting your application available to your tenants for viewing. See the *Supporting Documents for Tenants to View* form attached to this notice for further information.

If you are the Tenant and you do not attend the CMH or send a representative, the application may be resolved on consent of those parties present, and the order issued by the LTB will apply to all parties including tenants who did not attend.

The LTB recommends that tenants get together and appoint a spokesperson to speak on behalf of the tenants during the CMH. The spokesperson should be appointed prior to the CMH.

You should review the information your landlord filed with the application before the hearing date.

The landlord must also make the supporting documents available to the tenants for viewing. See *Supporting Documents for Tenants to View* form attached to this notice for further information.

WHAT YOU SHOULD DO IF YOU HAVE EVIDENCE TO PRESENT:

1. All parties must give the other party a complete copy of all the evidence they want to use during the hearing as soon as possible but **at least 7 days** before the hearing.
2. All parties must also upload their evidence to the Tribunals Ontario Portal at www.tribunalsontario.ca/en/tribunals-ontario-portal/ **at least 7 days** before the hearing. To upload your evidence, log into Tribunals Ontario Portal, choose the file number and select 'Documents, Evidence & Requests'. From this page, click '+ Add file documents' then select 'Evidence and Submissions' from the dropdown menu.
3. If you are unable to access Tribunals Ontario Portal, you can email your evidence to the LTB. Send the email **at least 7 days** before the hearing to ltb.evidence@ontario.ca. Emails CANNOT exceed 35 MBs in size. In the subject line of your email include: the word "EVIDENCE"; your FILE Number; and hearing date.

4. If after you receive the other party's evidence you decide that you want to submit more evidence in response, you must provide a copy of your reply evidence to the other party and to the LTB. Do this as soon as possible, but **at least 5 days** before the hearing. You can upload your reply evidence to the Tribunals Ontario Portal or email it to the LTB.
5. If you do not provide the other party and the LTB with a copy of your evidence **at least 7 days** before the hearing (or 5 days for reply evidence) you may not be allowed to use that evidence during the hearing.
6. You do not need to bring witnesses to the CMH.

REPRESENTATIVES or LEGAL ASSISTANCE

If you are a tenant and need legal advice, contact your local community legal clinic. To find a legal clinic in your area, contact Legal Aid Ontario at 1-800-668- 8258. Please seek legal advice before your hearing.

Tenant Duty Counsel has created an online registration system to request legal assistance if you have a scheduled hearing. You can access it at www.tdc.acto.ca. Tenant Duty Counsel is a service provided by Legal Aid Ontario and is not affiliated with the LTB.

If you are a small-scale landlord, you may be able to get assistance from the Landlord's Self-Help Centre. Call 416-504-5190/1-800-730-3218 or visit www.landlordselfhelp.com/. The Landlord's Self-Help Centre is funded by Legal Aid Ontario and is not affiliated with the LTB.

You may be represented by a lawyer or paralegal licensed by the Law Society of Ontario or by an unlicensed person where permitted by the Law Society Act and its regulations and by-laws. For more information refer to the Practice Direction on Representation on the LTB website at www.tribunalsontario.ca/lrb/rules-practice-directions-guidelines/.

IF YOU BELIEVE THAT A CMH BY VIDEO WILL CAUSE YOU SIGNIFICANT PREJUDICE:

You may email and/or contact the LTB in writing and explain why you believe that having the hearing by video will cause you significant prejudice. You must send your written explanation to the LTB within 7 days of receiving this notice of hearing.

If the LTB finds that having the hearing by video will cause you significant prejudice, the LTB may change the hearing format. If you do not receive a notice informing you that the hearing has been rescheduled to a different format, the video hearing will take place at the date and time noted in this notice.

Be sure to include your file number on any correspondence with the LTB.

FOR MORE INFORMATION:

If you have any questions about the application or the hearing, you may:

- visit Navigate Tribunals Ontario website at www.navigatetribunalsontario.ca
- visit the LTB website at www.tribunalsontario.ca
- call the LTB contact centre at: 416-645-8080 or toll free at 1-888-332-3234
- email the LTB at: ltb@ontario.ca

Be sure to include your file number on any correspondence to the LTB Office:

Landlord and Tenant Board
15 Grosvenor Street, Ground Floor
Toronto, Ontario M7A 2G6

Ce document est disponible en français. Pour obtenir la version française, et obtenir une audience en français, veuillez soumettre la demande de service en français dûment complétée (www.tribunalsontario.ca/cli/formulaires/), ou communiquer avec nous au 416-645-8080 ou sans frais au 1-888-332-3234.

SCHEDULE OF PARTIES

Respondents

Adderley, Aaron
Akinreti, Temitope
Al Hussein, Asia
Appah, Chelsea
Aristi, Sandra
Aristi Cepeda, Sandra Maria
Assiniwe, Kristen
Assiniwe, Tiffany
Badh, Simardeep
Beemer, Moia
Blackburn, Melissa
Blake, LD
Bradshaw, Todd
Branston, Collin
Brown, Megan
Buchanan, Kariesha
Bui, Kiem
Burrell, Juliet
Carter, Gene
Centurion Romero, Ruben Jesus
Chakraborty, Arnab
Chordash, Teresa
Coates, John
Cole, Kevin
Colli (NRH), Traci
Conte, Brian
Curtis, Maegan
Danakas, Chelsea
Del Giacco, Tim
Dixon, Carl Blake
Dixon, Juneil
Doyle, Jesse
Doyle-NRH, Patricia
Dzuibanowski, Maurice
Edgley, Glenn
Edwards, John
Fashola, George
Fitzgibbon, Mary Jo
Forbes, Matt
Francis, Zavine Ashalee
Galloway, Susan
Garibah, Poornimah
Green, Samantha
Green-McMullen, Emily

Hadri, Faten
Haj ahmad, Imad
Haj Ahmad, Ziad
Henry, Karlene
Hitchcox, Andrew
Holliday, Andrew
Hoskins, Joey
Hussein, Fitriya
Ibrahim, Saleh
Isho, Danielle
Isho, Wadie
Johnson, Lynda
Johnson, Vankeylin
Karlova, Anna
Kaur, Jasmine
Kennedy, Linda
Kennedy, Robert
Kirtan, Kherian
Klassen, Marc
Laplane, Dion
Learn, Allen
Lee, Jonathan
Lemoine, Lucas
Li, Li
Mahmoud, Moayed
Malangis, Jocelyn
Mananquil, Daisy
Maza, Annagabriela
McCourt, Kendra
McNulty, Sean
Milner, Gorman
Mohadeseh, Mohadeseh
Nagel, Kristen
Niagara Housing
Ordina, Olga
Pelletier, Kaitlin
Penner, Mary
Pettipas, Kathy Lynn
Primroy, Edwena
Ragoonath, Fatima (Alyssa)
Reeves, Frederick
Remolina, Elizabeth Torres
Roberge, Shawna
Rogers, Alyson

Ryan, Sylvia
Saliu, Myslim
Saliu, Myslim
Sandhar, Kuldeep
Sandhar, Priya
Saunders, Joshua
Seward, Joseph
Show Obiorah, Powel
Shrum, Bryan
Singh, Hardeep
Singh, Navjot
Solimon, Mandouh
Sorge, Tristan
Specialny, Gerald
Sutherland, Heather
Tetu, Tina

Tritton, Belinda
Tritton, Kathleen
Trottier, Daniel
Van Geest, Isaac
Vincent, Kyra
Vrieswyk, Joel
Wagner, Evelyn
Wallis, Vanessa
Wang, Yadi
Warrick, Vada
Weaver, Andrea
Wilson, Graham
Wright, Charmaine- OCCUPANT
Xhemali, Bexhet
Zakizadeh, Mohadeseh

Supporting Documents for Tenants to View

Address: _____ File Number: _____

The landlord must file all their supporting documents for their Application for a Rent Increase above the Guideline when they file their application with the LTB.

The landlord must provide an electronic copy of the supporting documents to the tenants, upon request.

The information below is from the Landlord to the Tenant:

If you want an electronic copy of the supporting documents filed with the application free of charge by email contact: _____ at _____.

OPTIONAL: If you don't want an electronic copy of the supporting documents, I will instead provide you with photocopies of the supporting documents filed with the application for a fee of \$_____. This fee amounts to my out-of-pocket costs for the photocopying.

☐ I have an office in or close to the residential complex where you can view a copy of the supporting documents that have been filed with my application to the Board during the hours from _____ to _____. The location of the office is:

Landlord: If you have an office in or close to the residential complex that is open to tenants you **must** allow tenants to view the documents during normal business hours.