



(Disponible en français)

NOTICE OF WRITTEN 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 Written Hearing has been scheduled to consider the merits of the application. Please refer to the information below and to the attached brochure *How to Prepare for an Above Guideline Increase Hearing* 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: Written

DEADLINES:

1. The landlord must give each tenant a copy of this notice and the application no later than April 17, 2025.
2. The landlord must file a Certificate of Service with the LTB by April 22, 2025, showing how and when this notice was given to each tenant.
3. The tenants must give the LTB and the landlord any written responses to the application by May 17, 2025. The response should include any evidence or submission the tenant wants the LTB to consider.
4. By June 1, 2025, the landlord must:
 - a. Provide a copy of their written reply to each tenant who filed a response;
 - b. Give the LTB a copy of their written reply; and
 - c. Give the LTB a Certificate of Service showing how and when the reply was provided to each tenant who filed a response.

IMPORTANT INFORMATION:

The application, supplementary evidence, and submissions are accessible to all parties through the Tribunals Ontario Portal. If you wish to gain access to the portal, e-mail ltb@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.

New evidence may not be filed by the landlord at this stage without permission from the LTB.

All evidence and submissions must be filed by the deadlines. Documents filed after the deadlines may not be accepted by the LTB.

Tenants can ask the landlord for a copy of all submissions made by other tenants.

The landlord must make all supporting documents and evidence available to the tenants for viewing, if requested. You must also make a copy of all the tenant submissions available to other tenants for viewing, if requested. See the *Supporting Documents for Tenants to View* form attached to this notice for further information.

If you don't file any submissions the LTB can make a decision without your input.

WHAT YOU SHOULD DO IF YOU HAVE EVIDENCE TO PRESENT:

1. All parties must upload their evidence to the Tribunals Ontario Portal at www.tribunalsontario.ca/en/tribunals-ontario-portal/ **by the deadline outlined, above.** 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.
2. If you are unable to access Tribunals Ontario Portal, you can email your evidence to the LTB. Send the email **by the deadline outlined, above,** 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.
3. The landlord and the tenants can give each other their evidence and submissions using any method allowed in LTB Rule 3.1. See the brochure *How to Serve a Landlord or Tenant with Documents* for more information. The brochure is available on the LTB website: <https://tribunalsontario.ca/ltb/renting-in-ontario/>.

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 the deadline for submitting evidence and submissions for this 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/.

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: lrb@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 (Niagara
Housing), Anna
Kaur, Jasmine
Kennedy, Linda
Kennedy, Robert
Kirton, 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
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