

Ce document contient des renseignements importants et est offert en français. Pour obtenir la version française et pour savoir si des services en français sont disponibles à l'audience, veuillez communiquer avec nous au 416-645-8080 ou sans frais d'interurbain au 1-888-332-3234.



File: SOL-26605

NOTICE OF HEARING

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

The Landlord and Tenant Board has scheduled a hearing

between: **Trinity 165 Ontario Inc C/O Transglobe Property Management**
and: **Tenants as listed in the Schedule of Parties (Respondents)**

concerning the residential complex located at:
165 Ontario Street
St Catharines, ON L7R 5K4

Purpose of the hearing:

The landlord has filed an application with the Landlord and Tenant Board for a rent increase above the guideline. A copy of the application is attached to this notice. The Board will hold a hearing to make a decision about the application.

Hearing time and place:

When: Thursday, September 16, 2010 at 11:00 AM
Where: Niagara (Room A), Ground floor entrance at 150 King Street,
(MTO building, 301 St. Paul Street),
St. Catharines, ON L2R 7R4
You must arrive at 10:30 AM to sign in for your hearing.

It is very important for you to attend the hearing and be prepared to proceed. If you cannot attend the hearing, you should send someone who has your written permission to represent you. If you or your representative do not attend, the Board may hold the hearing without you and you will not be sent any further notice of the proceedings.

You may also bring a lawyer or agent to represent you. If you choose to be represented, you should make arrangements for a lawyer or agent as soon as possible. If tenants in a building want to get together and appoint a spokesperson, this should be organized promptly.

A request to adjourn the hearing to a later date may not be granted and therefore, it is important that you and/or your representative are ready to proceed on the day of the hearing.

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

- You can view the application file at the regional office listed at the end of this notice, or in some cases, arrangements can be made to view the file at another Board office.

Page 1 of 7

- The Board may have a compact disc containing a scanned version of the supporting documents filed by the landlord. You may contact the Board to ask about obtaining a copy of the disc for a fee of \$5.00.
- In most cases, 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.

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

What You Should Bring to the Hearing:

Landlords should be prepared at the hearing to present the case they have filed.

Tenants should be ready to present any evidence they have to support their case. Make sure to bring:

- three copies of any evidence you wish to use, and
- any people you want to use as witnesses.

For More Information:

If you have any questions you may contact the Landlord and Tenant Board at 416-645-8080, or toll-free at 1-888-332-3234. You may also visit our website at www.ltb.gov.on.ca.

Regional Office: Southern, 6th floor, 119 King Street West,
Hamilton, ON, L8P 4Y7

Fax: 905-521-7870 or 1-866-455-5255

Date of Issue: July 16, 2010

Supporting Documents for Tenants to View

Address: 165 Ontario Street, St. Catharines, ON.

File Number: SOL-25605

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 Board. Tenants can contact the Board if they want to view these documents. If the landlord provided a compact disc of the documents, tenants can purchase a copy of the disc from the Board for \$5.00.

If the application includes a claim for capital expenditures, then the landlord must make a copy of the supporting documents available to the tenants. See below for more information.

Landlord: Complete either part A or B below and attach this form to the Notice of Hearing.

The information below is from the Landlord to the Tenant:

A. Application does not Include Capital Expenditures:

- ☐ The application does not include a claim for capital expenditures. Supporting documents for the application have been filed with the Board. Ask the Board how you can view these documents.

B. Application Includes Capital Expenditures:

- ☒ 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 9:00AM to 5:00PM. The location of the office is: 165 Ontario Street
office located on main floor
beside back door of building
office sign on door
Please contact your Building Representative for access
- ☒ You can request a copy of the compact disc containing the supporting documents from me. If you do, you must pay me \$5.00 for the disc. (Note: The charge cannot exceed \$5.00.) If paying by cheque, make the cheque payable to Transglobe.
- ☐ I am not required to provide a compact disc of the supporting documents because the residential complex contains 6 or fewer residential units, is located in a rural or remote area and I cannot reasonably provide the disc. However, I can provide you with a photocopy of the supporting documents for a charge of \$_____. (Note: The charge cannot exceed \$5.00.) If paying by cheque, make the cheque payable to _____.

Note: To make your request for a copy of the disc or photocopies of the documents or to discuss alternate ways of obtaining the information, contact Jessica Da Silva
 at (905) 672-1100 ext. 1868
 [telephone number] [name]