

rec'd April 18, 2017



**Social Justice Tribunals Ontario**  
*Providing fair and accessible justice*

(Disponible en français)

File Number: SOL-67472-16

## NOTICE OF HEARING

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

The Landlord and Tenant Board has scheduled a hearing

between: **NORTHVIEW APARTMENT REIT**

and **Please see Schedule of Parties (Respondents)**

concerning the residential complex located at:

**165 ONTARIO STREET ST CATHARINES ON L2R 5K4**

### Purpose of the hearing:

The landlord has filed an application with the Landlord and Tenant Board for a rent increase above the guideline. The Board will hold a hearing to make a decision about the application.

### Hearing time and place:

**When:** Thursday, June 14, 2018 1:30 PM

**Where:** St. Catharines RM 1, 150 King Street, St. Catharines ON  
L2R7R4 MTO Building Ground Floor Room A

**You must arrive at 1:00 PM 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.
- 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.
- 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](http://www.ltb.gov.on.ca)**. You can view the application at the regional office listed below, or in some cases, arrangements can be made to view the file at another office of the Board.

**Regional Office:** Southern-RO, 119 King Street West, Hamilton, ON  
M4T 1M6, 6th Floor  
**Fax:** (905) 521-7870 or 1-866-455-5255  
**Date Issued:** Monday, January 29, 2018

## ***Schedule of Parties***

### **Respondents**

Alexander, Samantha  
Anderson, Laura  
Andrew, Nagy  
Binu, Sadanandan  
Blake, LD  
Branston, Collin  
Brodgen, Nancy  
Brown, Omar  
Brown, Rosemary  
Cain, Andrea  
Chatwin, Ciaran  
Chordash, Teresa  
Cumming, Steven  
Davies, Catherine  
Dieuz, , Carol  
Dressel, Carolyn Ann  
Duguay, Adam  
Dzuibanowski, Maurice  
Edelman, Maria  
Galloway, Susan  
Green-McMullen, Emily  
Houde, Joanne  
Housing, Niagara  
Islam, Razibul  
Jackson, Don  
Jasinski, Steven  
Jo, Fitzgibbon, Mary  
Johnston, Lynda  
Karlova, Anna  
King, Brian  
Krog, Kristian  
Lane, Kayla  
Larsen, Simone  
Lewis, Anne

Li, Meng  
Li, Yang  
Losbaw, Kayte  
Mabeka, Bombale  
Malangis, Jocelyn  
Martinez, Constantino  
McCourt, Kendra  
McFadden, Sean  
Miller, William  
Niagara Housing  
Nicholls, Angella  
Page, Trina  
Penner, Mary  
Petch, Deborah  
Pettipas, Kathy Lynn  
Pirritte, Douglas  
Ragoonath, Fatima  
Reddick, Ronnie  
Ryan, Sylvia  
Saliu, Myslim  
Sanford, Elizabeth  
Sawatsky, Marlene  
Seguin, Roanne  
Smith, Wesley  
Specialny, Gerald  
Stavrou, Peter  
Thompson, Dianne  
Vandervart, Julie  
Von, Bormann, Niki  
Waddick, William  
Wilson, Richard  
Woon, Park, Yong  
Xhemali, Bexhet

## Supporting Documents for Tenants to View

Address: 165 Ontario Street  
St. Catharines, ON L2R 5K4

File Number: SOL-67472-16

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. Tenants can contact the LTB 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 LTB for \$5.38.

The landlord must make a copy of the supporting documents available to the tenants.

**Landlord:** Indicate below all the ways the tenants can view the supporting documents and attach this form to the Notice of Hearing. **Note:** If you have an office in or close to the residential complex you **must** allow tenants to view the documents during normal business hours. As well, if you provide the LTB with a compact disc containing the documents, tenants must be given the choice of purchasing a copy of the disc from you.

The information below is from the Landlord to the Tenant:

- ☒ 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 9:00 a.m. to 5:00 p.m. The location of the office is:

165 Ontario Street, Grand Floor.

- ☐ 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 \$5.38.) If paying by cheque, make the cheque payable to Northview Apartment R&T.

- ☐ 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 \$5.38.) If paying by cheque, make the cheque payable to \_\_\_\_\_. Or I can provide you a copy in PDF format, by email, at no charge.

**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 Iqra Khan at 416-855-1448.  
[name]



**Request for Accommodation  
or French-Language Services**

Shade the appropriate boxes to indicate whether you need accommodation under the Ontario *Human Rights Code*, or French-language services, or both. We will include the information in your application file. The file may be viewed by other parties to the application.

☐ **Accommodation Under the Ontario *Human Rights Code***

The Board will provide accommodation for *Code* related needs to help you throughout the application and hearing process in accordance with the Social Justice Tribunals Ontario policy on accessibility and accommodation. For example, you may need a sign-language interpreter at your hearing. We may contact you about your request. You can obtain a copy of the policy at [www.SJTO.gov.on.ca](http://www.SJTO.gov.on.ca).

**Please explain:** What accommodation do you need?

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☐ **French-Language Services**

The Landlord and Tenant Board will assign a bilingual adjudicator to be in charge of the hearing. We will also arrange for a French-English Interpreter to attend the hearing.

**Requester's Information**

☐ Landlord    ☐ Landlord Representative    ☐ Tenant    ☐ Tenant Representative    ☐ Other

First Name		Last Name	
Mailing Address			Phone Number
Municipality (City, Town, etc.)	Province	Postal Code	Fax Number
Email	File Number		Date (dd/mm/yyyy)

<b>OFFICE USE ONLY</b>	File Number	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Delivery Method	<input type="radio"/> In Person	<input type="radio"/> Mail	<input type="radio"/> Counter	<input type="radio"/> Email	<input type="radio"/> Fax	<input type="radio"/> Other	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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Tribunaux de justice sociale Ontario

Pour une justice accessible et équitable

Commission de la location immobilière

## Demande d'adaptation ou de services en français

Veillez ombrer les cases appropriées pour indiquer si vous avez besoin d'une adaptation aux termes du *Code des droits de la personne* de l'Ontario, de services en français, ou des deux. Nous inclurons ces renseignements dans votre dossier de requête. Le dossier peut être consulté par les autres parties à la requête.

### ☐ Adaptation aux termes du *Code des droits de la personne* de l'Ontario

La Commission fournira les mesures d'adaptation nécessaires concernant des besoins liés au *Code* pour vous aider tout au cours du processus de présentation d'une requête et du processus d'audience conformément à la politique des Tribunaux de justice sociale de l'Ontario sur l'accessibilité et les adaptations. Par exemple, vous pourriez avoir besoin d'un interprète gestuel pendant votre audience. Il est possible que nous communiquions avec vous au sujet de votre demande. Vous pouvez consulter la politique à [www.SJTO.gov.on.ca](http://www.SJTO.gov.on.ca).

**Veillez expliquer :** Quelles sont les adaptations dont vous avez besoin?

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### ☐ Services en français

La Commission de la location immobilière assignera un arbitre bilingue qui sera responsable de l'audience. Elle engagera également les services d'un interprète français-anglais qui sera présent à l'audience.

### Renseignements personnels

☐ Locateur   ☐ Représentant du Locateur   ☐ Locataire   ☐ Représentant du Locataire   ☐ Autre

Prénom		Nom de famille	
Adresse postale		N° de téléphone	
Municipalité (ville, village, etc.)	Province	Code postal	N° de télécopieur
Adresse électronique	Numéro de dossier		Date (jj/mm/aaaa)

RESERVE AU BUREAU	File Number	<input type="text"/>
Delivery Method	<input type="radio"/> In Person	<input type="radio"/> MAIL
	<input type="radio"/> Courrier	<input type="radio"/> Email

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## Important Information about an Application for a Rent Increase Above the Guideline

This package contains important information about your hearing

The Landlord and Tenant Board (LTB) can hold either an oral or written hearing for a rent increase above the guideline application. This information sheet is about **oral hearings**.

**Read the attached Notice of Hearing.**

The Notice of Hearing tells the landlord(s) and tenant(s) the time and place that they must appear at their hearing before a LTB adjudicator.

At the hearing the landlord(s) and tenant(s) can make submissions and present their evidence to an LTB adjudicator.

For more information, read the LTB brochure called ***Information about Applications for a Rent Increase Above the Guideline***. You can find the brochure at the LTB website at [sjo.gov.on.ca](http://sjo.gov.on.ca) (under *Brochures by Topic*) or call us at **416-645-8080** or **1-888-332-3234** and ask us to mail you one.

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### Accommodation under the *Human Rights Code*

If you need accommodation under the Ontario *Human Rights Code* (the Code) you can ask the LTB to provide this by filling out and submitting the attached “***Request for Accommodation and French Language Services***” form to the LTB.

For more information about the Code and about the **SJTO Accessibility and Accommodation Policy** visit the Social Justice Tribunal Ontario's (SJTO) website at [sjo.gov.on.ca](http://sjo.gov.on.ca) (click on *About* then click on *Accessibility and Diversity*) or call us at one of the numbers above.

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### French Language Services (FLS)

If you need services in French, you can ask the LTB to provide these services by filling out and submitting the attached “***Request for Accommodation and French Language Services***” form to the LTB.

For more information about FLS and the FLS Policy, visit the Social Justice Tribunal Ontario's (SJTO) website at [sjo.gov.on.ca](http://sjo.gov.on.ca) (under *Accessing Our Services*) or call us at one of the numbers above.

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