



Social Justice Tribunal's Ontario
Providing fair and accessible justice
Landlord and Tenant Board

(Disponible en français)

File Number: SOL-80883-17

NOTICE OF HEARING

The landlord filed an application with the Landlord and Tenant Board (LTB) for a rent increase above the guideline. A copy of the application is attached to this notice.

The LTB has scheduled a Case Management 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

When: Wednesday, November 07, 2018 10:00 AM
Where: St. Catharines RM 1, 150 King Street, St. Catharines ON L2R7R4 MTO
Building Ground Floor Room A
You must arrive at 9:30 AM to sign in for your hearing.

PURPOSE OF THE CASE MANAGEMENT HEARING (CMH)

At the CMH, a Hearing Officer will help the parties explore opportunities to resolve the application and reach an agreement on the amount of the rent increase.

If the parties reach an agreement, the Hearing Officer can issue an order based on their agreement (Consent Order) and dispose of the application. If this happens, no further hearings will be held on this application.

If the parties don't reach an agreement, a second hearing (Merits Hearing) will be scheduled to resolve the application on a later date.

If you do not attend the Case Management Hearing (CMH):

If you cannot attend the CMH, you can send someone who has your written permission to represent you. **If either you or your representative is late or does not attend the CMH, the application could be resolved on consent of those parties present.** If the tenants in your building want to get together and appoint a spokesperson, this should be organized before your hearing date.

Tenants:

You should review the application and supporting documents your landlord filed with the application before the hearing date.

- In most cases, the landlord must make the supporting documents available to the tenants for viewing. See the *Supporting Documents for Tenants to View* form attached to this notice for further information.
- You can also 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 LTB office.
- The LTB may have a compact disc containing a scanned version of the supporting documents filed by the landlord. You may contact the LTB to ask about obtaining a copy of the disc for a fee of \$5.38.

Landlord:

If you or your representative does not attend the CMH, the LTB may dismiss your application.

You may have to 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.

What you should bring to the CMH:

You should bring any documents to support your position and two copies, one for the other party and one for the LTB. You do not need to bring witnesses to the CMH.

Representatives:

You may be represented by a lawyer or paralegal licensed by the Law Society of Upper Canada 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 before the Social Justice Tribunals Ontario (SJTO)** on the SJTO website at: sjto.ca. This Practice Direction applies to all SJTO tribunals including the LTB.

For more information:

Contact the LTB at 416-645-8080, or toll free at 1-888-332-3234 or visit our website at sjto.ca/ltb

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

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

Date Issued: Thursday, August 23, 2018

Schedule of Parties

Respondents

Banks, Camilla Merdalyn
Blake, Ld
Brodgen, Nancy
Brown, Gregory
Bucek, Petra
Dolan, Denise
Dzuibanowski, Maurice
Edelman, Maria
Edgley, Glenn
Edwards John
Holliday, Andrew
Houde, Joanne
Jackson, Don
Jeffers, Melissa
Jihye, Ye
Johnston, Lynda
Joy, Sonia Jacob
Karlova, Anna
King, Brian
Lepine, Joel
Losbaw, Kayte
Malangis, Jocelyn
Martinez, Constantino
Niagara Regional Housing
Park, Yong Woon
Penner, Mary
Plumadore, Claude
Ragoonath, Fatima (Alyssa)
Reddick, Ronnie
Ryan, Sylvia
Sawatsky, Marlene
Smith, Christopher
Smith, Wesley
Von Bormann, Niki
Xhemali, Bexhet

Supporting Documents for Tenants to View

Address: 165 Ontario Street

File Number: 90L-80883-17

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.

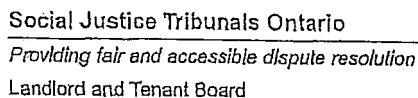
The information below is from the Landlord to the Tenant:

☒ 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 9am to 5pm. The location of the office is:
165 Ontario Street, St. Catharines, ON, L2R 5K4
Main Office.

☒ 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 Starlight Investments Ltd.

☐ 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.

Please explain: What accommodation do you need?

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

☐ 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)

OFFICE USE ONLY

File Number

Delivery Method ☐ In Person ☐ Mail ☐ Courier ☐ Email ☐ File



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.

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)

RESERVATION BUREAU	File Number	<input type="text"/>
DELIVERY METHOD	<input type="radio"/> In Person	<input type="radio"/> Mail
	<input type="radio"/> Courier	<input type="radio"/> Email

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