

January 9, 2004

TO: Policy and Finance Committee

FROM: Chief Financial Officer and Treasurer

SUBJECT: List of Multi-residential Properties that are subject to Automatic Rent Reduction due to property tax decreases in 2003
(All Wards)

Purpose:

This report provides a list, by wards, of all multi-residential properties that are subject to automatic rent reduction as a result of property tax reductions in 2003.

Financial Implications:

None

Recommendations:

It is recommended that this report be received for information.

Background:

At its meeting held on February 4, 5, 6 and 7, 2003, City Council had before it Clause No. 1 of Report No. 1 of the Policy and Finance Committee, entitled "Preliminary 2003 Current Value Assessment (CVA) Impacts and Tax Policy Options for 2003, Commercial and Industrial Property Classes; Residential Property Class; Multi-Residential Property Class; Status of Property Tax Relief Program for Low-Income Seniors and Low-Income Disabled Persons". While considering this report, Council amended the clause by various recommendations. One of the recommendations was that the Chief Financial Officer and Treasurer be requested to submit a report to the Policy and Finance Committee providing a list of addresses of multi-residential buildings in the City of Toronto which are receiving a decrease in their assessment, in order that Members of Council may take steps to ensure that rent reductions are passed on to tenants.

Comments:

Section 136 of the *Tenant Protection Act* (TPA), which came into effect in June 1998, allows tenants to reduce their rents, when the rental residential buildings in which they live experience a property tax decrease between two consecutive years. The TPA prescribes that when the tax decrease is more than 2.49 percent, tenants can automatically reduce their rents without applying to the Ontario Rental Housing Tribunal. Tenants in a building with a property tax decrease of 2.49 percent or less may file an application to the Tribunal to have their rents decreased due to

property tax reductions. The TPA also sets the amount of rent reduction tenants can receive at 20 percent of the percent of tax decrease. This rule is based on a provincial estimate that this figure is, on average, the amount that taxes represent of a landlord's total rental revenue.

In addition, the TPA requires municipalities to provide notices to landlords and tenants of rental residential properties with more than 6 units where the property tax decrease is more than 2.49%. These are called 'mandatory notices'.

Municipalities are not required by the TPA to notify landlords and tenants where the property has 6 or fewer units even though the tax decrease is more than 2.49%. Municipalities are also not required to notify landlords and tenants in properties of any size where the tax decrease is 2.49% or less.

However, City Council at its meeting on July 24, 25 and 26, 2001 adopted a recommendation (Clause No. 5 in Report No. 11 of the Policy and Finance Committee, entitled "Evaluation of the City of Toronto's Notification Program on Automatic Rent Reductions and Tax Decreases") to expand the notification program to include all rental residential properties that have property tax decreases greater than 2.49%.

The notification of automatic rent reduction for 2004 was based on property tax reductions between the 2002 and 2003 taxation years. The notices to the landlords were mailed on September 15, 2003 and to the tenants on December 15, 2003. According to the *Tenant Protection Act*, the effective date for automatic rent reduction due to property tax reductions between 2002 and 2003 is December 31, 2003.

There are 20,345 rental residential properties qualified for automatic rent reduction due to property tax reductions from 2002 to 2003. This includes 444 properties with 7 or more units and 19,901 properties with 6 or less units, representing a total of 73,825 tenanted units.

Most rental residential properties are affected by automatic rent reductions, including apartment buildings, rented townhouses, rented duplexes and detached houses, boarding and lodging homes, rented condominiums, most care homes, and "for-profit" rented cooperative housing.

Certain types of rental residential properties are exempt from the automatic rent reductions. These include public housing, non-profit housing projects, non-profit housing cooperatives, vacation homes and housing owned by educational institutions.

The automatic rent reductions do not apply to commercial, industrial or recreational properties. If a property is partly commercial and partly residential, the automatic rent reduction provision applies only to the residential portion of the property.

Appendix 1 provides a list of rental multi-residential properties with seven or more units (apartment buildings) that were subject to automatic rent reductions in 2004 due to property tax reductions between 2002 and 2003.

This report has been reviewed by staff of Shelter, Housing and Support Division of the Community and Neighbourhood Services Department.

Conclusion:

This report provides a list, by wards, of all residential properties with seven or more units that have been subject to automatic rent reduction as a result of property tax reduction in 2003.

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Attachment: Appendix 1

Appendix 1

List of Multi-residential Properties - Subject to Automatic Rent Reduction in 2004
(Properties by Wards)

Roll Number	Assessed Address	Units	Prop Class	Tax Reduction %	Rent Reduction %
			(i)	(ii)	(iii)
Ward 1					
191904306500400	20 Sanagan Rd	84	MT	3.82%	0.76%
191904321009700	2667 Kipling Ave	228	MT	3.90%	0.78%
191904321009750	2677 Kipling Ave	227	MT	4.10%	0.82%
191904423002000	282-310 Silverstone Dr	111	MT	2.68%	0.54%
191904430100050	25-55 Provence Trail	58	MT	7.84%	1.57%
Ward 2					
191902538000700	2085-2101 Islington Ave	535	MT	3.85%	0.77%
191903758500200	190-200 Kingsview Blvd	30	MT	5.23%	1.05%
191903759000100	65-75 Bridesburg Dr	37	MT	2.58%	0.52%
191903760000100	15-25 Blackfriar Ave	40	MT	3.44%	0.69%
191904122002300	90-92 Golfdown Dr	22	MT	3.45%	0.69%
191904285001000	2 Torbolton Dr	10	MT	5.66%	1.13%
191904285001100	25 Leduc Dr	10	MT	2.82%	0.56%
Ward 3					
191903309000050	11 Neilson Dr	55	RT	10.27%	2.05%
191903349000400	351 The West Mall	49	MT	2.90%	0.58%
191903419505900	560 The West Mall	10	MT	4.64%	0.93%
191903419506200	500 The West Mall	24	MT	2.52%	0.50%
191903535000200	40 Rabbit Lane	19	RT	6.68%	1.34%
191903536000100	1 Rabbit Lane	34	MT	2.91%	0.58%
Ward 4					
191902246002600	3 Bexhill Crt	14	MT	2.58%	0.52%
191902317002100	10 Fontenay Crt	63	MT	2.87%	0.57%

191902326000500	25 Richview Rd	141	MT	3.16%	0.63%
191902326000600	1 Richview Rd	367	MT	3.19%	0.64%
191902601001700	51-67 Waterford Dr	108	MT	3.14%	0.63%
191902604000200	35 Widdicombe Hills	121	MT	4.22%	0.84%
191902604000500	25 Widdicombe Hills	122	MT	4.27%	0.85%
191902649001300	301 Dixon Rd	226	MT	2.63%	0.53%
191903738000100	65 Sandwell Dr	16	MT	2.86%	0.57%
Ward 5					
191901105000800	65 Old Mill Rd	9	MT	2.52%	0.50%
191901173002800	3066-3070 Bloor St W	7	RT	5.26%	1.05%
191901601002300	800 Royal York Rd	60	MT	3.69%	0.74%
191901663000100	8 Lomond Dr	183	MT	2.67%	0.53%
191901827000100	323 Park Lawn Rd	41	MT	2.93%	0.59%
191903252007200	345 The East Mall	34	MT	3.67%	0.73%
Ward 6					
191905112001300	237 Melrose St	9	MT	8.90%	1.78%
191905112001500	233 Melrose St	9	MT	2.87%	0.57%
191905132001200	2343-2345 Lake Shore Blvd W	47	RT	12.99%	2.60%
191905132001500	2323 Lake Shore Blvd W	133	MT	2.65%	0.53%
191905134001700	12 Albert Ave	12	MT	3.28%	0.66%
191905142000200	17 Station Rd	14	MT	2.60%	0.52%
191905145001700	2449-2481 Lake Shore Blvd W	12	MT	19.75%	3.95%
191905160102400	2561 Lake Shore Blvd W	14	MT	5.06%	1.01%
191905160102500	2559 Lake Shore Blvd W	26	MT	2.62%	0.52%
191905160102600	2557 Lake Shore Blvd W	26	MT	2.72%	0.54%
191905160102700	2555 Lake Shore Blvd W	26	MT	2.91%	0.58%
191905160103200	2545 Lake Shore Blvd W	26	MT	2.63%	0.53%
191905175000500	12 Sand Beach Rd	9	MT	3.37%	0.67%
191905175003100	6 Royal York Rd	72	MT	3.68%	0.74%
191905236000800	46 Twenty Second St	10	MT	4.15%	0.83%
191905261005400	2834 A-2836 Lake	8	RT	19.41%	3.88%

	Shore Blvd W				
191905327000100	55 A Long Branch Ave	9	MT	2.77%	0.55%
191905341003900	16 Thirty Ninth St	8	MT	6.21%	1.24%
Ward 7					
190801104001200	1760 Wilson Ave	29	MT	2.94%	0.59%
190801115001200	1738 Wilson Ave	10	MT	3.61%	0.72%
190801115001800	1750 Wilson Ave	10	MT	3.53%	0.71%
190801116000300	25 Dallner Rd	71	MT	5.74%	1.15%
190801118100300	170 Chalkfarm Dr	262	MT	4.69%	0.94%
190801122001600	2600 Jane St	115	MT	3.58%	0.72%
190801126205600	2740 Jane St	51	MT	4.63%	0.93%
190801130117100	2850 Jane St	154	MT	4.14%	0.83%
190801130508750	2940 Jane St	153	MT	3.24%	0.65%
190801130508800	2900 Jane St	177	MT	4.24%	0.85%
190801130703400	2970 Jane St	164	MT	2.89%	0.58%
190801213000500	2397 Finch Ave W	122	MT	4.21%	0.84%
190801221000100	2441 Finch Ave W	112	MT	3.06%	0.61%
190801221002000	137 Lindylou Rd	114	MT	6.08%	1.22%
190801228000500	3001 Finch Ave W	166	MT	4.80%	0.96%
190801232000200	3345 Weston Rd	55	MT	4.47%	0.89%
190801234000500	3 Damask Ave	10	MT	3.47%	0.69%
190801234000600	5 Damask Ave	12	MT	2.77%	0.55%
190801266502200	73 Lovilla Blvd	16	MT	2.89%	0.58%
190801353000100	25 Duncanwoods Dr	148	MT	4.09%	0.82%
190801364008200	50 Pearldale Ave	96	MT	4.72%	0.94%
190801364008300	2600 Finch Ave W	113	MT	4.16%	0.83%
Ward 8					
190801133001200	1825 Finch Ave W	170	MT	2.90%	0.58%
190801138005500	45 Driftwood Ave	132	MT	2.50%	0.50%
190801138028000	101 Driftwood Ave	30	MT	3.73%	0.75%
190801140122100	50 Driftwood Ave	108	MT	5.17%	1.03%
190801140122200	10 Yorkwoods Gate	55	MT	4.21%	0.84%
190801141000100	2755 Jane St	118	MT	4.45%	0.89%
190801141000200	2775 Jane St	198	MT	3.80%	0.76%
190801307000100	10 San Romanoway	427	MT	5.13%	1.03%
190801308000100	25 Stong Crt	151	MT	2.96%	0.59%
190801312102200	320 Niska Rd	169	MT	4.49%	0.90%
190801313000300	4001 Steeles Ave W	357	MT	2.73%	0.55%

190801317300100	215-235 Gosford Blvd	412	MT	5.15%	1.03%
190801317300200	4800 Jane St	97	MT	4.03%	0.81%
190801317400300	4500 Jane St	163	MT	3.81%	0.76%
190801325000300	100 York Gate Blvd	133	MT	3.51%	0.70%
190803305002800	3710 Keele St	92	MT	2.64%	0.53%
190803334100200	500 Murray Ross Pky	390	MT	3.23%	0.65%
Ward 9					
190803213001300	1309 Wilson Ave	84	MT	4.03%	0.81%
190803213001500	1305 Wilson Ave	87	MT	4.07%	0.81%
190803277000100	27 Seeley Dr	71	MT	3.29%	0.66%
190803277000200	25 Seeley Dr	71	MT	3.49%	0.70%
190803278000100	18 Seeley Dr	99	MT	2.61%	0.52%
190803278000200	24 Seeley Dr	100	MT	2.67%	0.53%
190803301018101	3400 Keele St	141	MT	2.71%	0.54%
190803301018201	3390 Keele St	258	MT	3.05%	0.61%
Ward 10					
190805114006100	408-414 Wilson Ave	32	MT	3.21%	0.64%
190805130000400	11 Rosseau Rd	11	MT	2.82%	0.56%
190805131002400	14-16 Rosseau Rd	22	MT	16.94%	3.39%
190805140002600	3908 Bathurst St	27	MT	3.52%	0.70%
190805301001900	10 Wilmington Ave	39	MT	2.56%	0.51%
190805414000800	179-181 Cocksfield Ave	7	MT	7.82%	1.56%
190805444000300	221-245 Wilmington Ave	7	RT	39.87%	7.97%
190805458001900	521-523 Finch Ave W	179	MT	4.74%	0.95%
190806402001300	3835 Bathurst St	8	MT	3.00%	0.60%
Ward 11					
190401439001000	2352 St Clair Ave W	37	RT	19.24%	3.85%
191406103001300	1197 Weston Rd	15	MT	4.43%	0.89%
191406133000400	65 Emmett Ave	421	MT	2.84%	0.57%
191406219000100	1765-1775 Weston Rd	491	MT	5.69%	1.14%
191406324002900	166 Queens Dr	11	MT	5.13%	1.03%
191406420001100	29 Church St	63	MT	3.14%	0.63%

191406422002900	31-35 King St	420	MT	5.54%	1.11%
191406425002600	1906-1930 Weston Rd	111	MT	3.45%	0.69%
191406426000500	2360 Weston Rd	48	MT	5.75%	1.15%
191406426001000	2336 Weston Rd	69	MT	2.53%	0.51%
191406426001300	2304 Weston Rd	96	MT	3.68%	0.74%
191406426001400	2292 Weston Rd	63	MT	2.72%	0.54%
191406426001500	2278 Weston Rd	33	MT	6.10%	1.22%
191406426001900	2240 Weston Rd	149	MT	2.94%	0.59%
191406426002400	2222 Weston Rd	65	MT	3.82%	0.76%
191406426002500	2220 Weston Rd	93	MT	3.44%	0.69%
191406426002600	2202 Weston Rd	98	MT	3.01%	0.60%
191407119000400	220 Woolner Ave	127	MT	3.34%	0.67%
191407119000500	230 Woolner Ave	127	MT	3.41%	0.68%
191407119000700	787 Jane St	106	MT	2.59%	0.52%
191407211001500	20-34 Jasper Ave	8	MT	6.39%	1.28%
191407212002000	5 A Jasper Ave	10	MT	3.18%	0.64%
191407217001900	10-24 Langden Ave	8	MT	3.52%	0.70%
191407308004600	2 Sandcliffe Rd	8	MT	7.28%	1.46%
Ward 12					
190802121001100	1577 Lawrence Ave W	350	MT	6.21%	1.24%
190802122000950	1465 Lawrence Ave W	153	MT	3.83%	0.77%
190802254007000	1630 Lawrence Ave W	101	MT	4.98%	1.00%
191405159003300	546 Rogers Rd	12	MT	4.93%	0.99%
191405301002300	43 Glenhaven St	11	MT	2.64%	0.53%
191405408000800	98 Trethewey Dr	10	MT	3.20%	0.64%
191405418100600	5 Greentree Crt	17	MT	2.70%	0.54%
Ward 13					
190401115000100	25 Windermere Ave	9	MT	3.49%	0.70%
190401127008600	2555 Bloor St W	34	MT	2.89%	0.58%
190401149001600	2001 Bloor St W	60	MT	3.91%	0.78%
190401178000200	7 Brule Terr	13	MT	2.95%	0.59%
190401203014800	2100 Bloor St W	250	MT	6.50%	1.30%
190401205008700	2192 Bloor St W	32	MT	4.04%	0.81%
190401270000500	283 Gilmour Ave	37	MT	3.65%	0.73%
190401323000500	22 Oakmount Rd	216	MT	3.24%	0.65%
190401337004200	200 Keele St	15	MT	2.63%	0.53%
190401386003100	3025 Dundas St W	8	MT	4.53%	0.91%
190401387002000	2975 Dundas St W	14	MT	3.46%	0.69%

191408229000900	4049 Dundas St W	202	MT	6.68%	1.34%
Ward 14					
190401306000100	2340-2360 Dundas St W	1097	MT	3.24%	0.65%
190402109000500	99 Tyndall Ave	70	MT	4.60%	0.92%
190402109000700	115 Tyndall Ave	108	MT	2.79%	0.56%
190402109000800	135 Tyndall Ave	216	MT	3.79%	0.76%
190402109001400	1237 King St W	8	MT	3.36%	0.67%
190402110000100	29 Spencer Ave	54	MT	4.62%	0.92%
190402110000200	31 Spencer Ave	54	MT	2.89%	0.58%
190402110000300	35 Spencer Ave	80	MT	2.80%	0.56%
190402110000400	47 Spencer Ave	56	MT	4.01%	0.80%
190402110001300	75 Spencer Ave	72	MT	5.46%	1.09%
190402110002400	1251 King St W	189	MT	3.54%	0.71%
190402110003300	118 Tyndall Ave	93	MT	6.10%	1.22%
190402110003500	112 Tyndall Ave	27	MT	3.11%	0.62%
190402110004200	60 Tyndall Ave	69	MT	5.62%	1.12%
190402110004300	40 Tyndall Ave	65	MT	5.99%	1.20%
190402110004600	24 Tyndall Ave	70	MT	3.84%	0.77%
190402110005300	30 Springhurst Ave	122	MT	6.26%	1.25%
190402114000300	87 Jameson Ave	91	MT	5.72%	1.14%
190402114000400	91 Jameson Ave	82	MT	3.50%	0.70%
190402114000500	95 Jameson Ave	66	MT	3.47%	0.69%
190402114000600	109 Jameson Ave	118	MT	3.36%	0.67%
190402114000700	125 Jameson Ave	67	MT	3.72%	0.74%
190402114000900	145 Jameson Ave	80	MT	5.38%	1.08%
190402114003400	22 Close Ave	293	MT	3.30%	0.66%
190402115002800	146 Jameson Ave	28	MT	2.57%	0.51%
190402115003000	130 Jameson Ave	108	MT	3.55%	0.71%
190402115003100	120 Jameson Ave	90	MT	4.30%	0.86%
190402115003200	110 Jameson Ave	90	MT	4.30%	0.86%
190402115003300	100 Jameson Ave	79	MT	4.37%	0.87%
190402115003400	96 Jameson Ave	72	MT	4.83%	0.97%
190402115003500	90 Jameson Ave	61	MT	5.06%	1.01%
190402116000800	99 Dowling Ave	111	MT	5.48%	1.10%
190402119001600	1623 Queen St W	38	MT	4.89%	0.98%
190402119001700	1621 Queen St W	75	MT	9.56%	1.91%
190402119001800	1609 Queen St W	41	MT	4.09%	0.82%
190402122005700	150 Dowling Ave	66	MT	5.71%	1.14%
190402122005800	146 Dowling Ave	68	MT	2.86%	0.57%
190402122006400	122 Dowling Ave	27	MT	3.06%	0.61%
190402124000600	21 Maynard Ave	118	MT	4.14%	0.83%
190402124000800	170 Jameson Ave	86	MT	4.26%	0.85%
190402124001000	160 Jameson Ave	97	MT	4.48%	0.90%
190402124001100	1430 King St W	76	MT	5.27%	1.05%

190402125001300	190 Jameson Ave	61	MT	3.96%	0.79%
190402125001500	182 Jameson Ave	82	MT	2.81%	0.56%
190402126001500	200 Jameson Ave	100	MT	4.71%	0.94%
190402127000400	169 Jameson Ave	72	MT	4.17%	0.83%
190402127000500	177 Jameson Ave	73	MT	4.39%	0.88%
190402129000050	1340 King St W	16	MT	4.30%	0.86%
190402216001800	109 Indian Rd	38	MT	4.15%	0.83%
190402251003800	2333 Dundas St W	62	MT	2.96%	0.59%
190402303000500	27-31 Brock Ave	20	RT	20.01%	4.00%
190402310005800	10 Lansdowne Ave	21	MT	4.48%	0.90%
190402322000200	55 Triller Ave	279	MT	3.25%	0.65%
190402325013000	4 Harvard Ave	12	MT	4.56%	0.91%
190402343000700	469 Roncesvalles Ave	15	MT	4.34%	0.87%
Ward 15					
190804175000500	777 Lawrence Ave W	10	MT	3.34%	0.67%
190804220001400	1079 Lawrence Ave W	15	MT	3.36%	0.67%
190804305000700	59 Neptune Dr	21	RT	4.46%	0.89%
190804305000800	57 Neptune Dr	21	RT	4.46%	0.89%
190804305001200	49 Neptune Dr	10	MT	3.04%	0.61%
190804305001300	8 Wasdale Cres	10	MT	2.74%	0.55%
190804305002300	30 Wasdale Cres	10	MT	2.83%	0.57%
190804307003200	32 Hotspur Rd	10	MT	5.22%	1.04%
190804307003800	88 Neptune Dr	11	MT	3.13%	0.63%
190804307502000	47 Wasdale Cres	28	MT	2.92%	0.58%
190804307502100	45 Wasdale Cres	25	MT	3.45%	0.69%
190804307502200	43 Wasdale Cres	8	MT	3.34%	0.67%
190804307502900	23 Neptune Dr	10	MT	3.28%	0.66%
190804307503000	21 Neptune Dr	10	MT	2.96%	0.59%
190804340002100	592 Lawrence Ave W	8	MT	3.96%	0.79%
191402124008200	450 Winona Dr	124	MT	3.00%	0.60%
191403121000400	2353 Dufferin St	145	MT	6.12%	1.22%
191403121002800	620 Northcliffe Blvd	69	MT	3.66%	0.73%
191403122000700	795 Vaughan Rd	105	MT	3.18%	0.64%
191403216000500	835 Roselawn Ave	39	MT	2.99%	0.60%
191403217000200	822 Roselawn Ave	56	MT	5.71%	1.14%
Ward 16					
190411357000100	2515 Bathurst St	115	MT	2.53%	0.51%
190411454009400	250 Eglinton Ave	9	MT	3.39%	0.68%

	W				
190411459002200	33 Orchard View Blvd	326	MT	8.13%	1.63%
190411467004700	80 Castlefield Ave	17	MT	2.56%	0.51%
190411542004000	36 Glencairn Ave	7	MT	23.86%	4.77%
190806120000100	2895 Bathurst St	60	MT	3.03%	0.61%
190806121000300	2929 Bathurst St	8	MT	4.32%	0.86%
Ward 17					
190403349001100	97 Northcliffe Blvd	8	MT	2.61%	0.52%
190403349001100	97 Northcliffe Blvd	3	NT	2.79%	0.56%
191404208005300	34 Corby Ave	7	MT	3.33%	0.67%
Ward 18					
190402407003300	1505 Dundas St W	12	MT	2.76%	0.55%
190402423000700	1153 College St	10	MT	4.00%	0.80%
190403110011800	1011 Dufferin St	11	MT	3.40%	0.68%
190403119000150	685 Lansdowne Ave	27	MT	7.42%	1.48%
190404431002450	730 Dovercourt Rd	356	MT	3.92%	0.78%
Ward 19					
190404149002700	1089 Queen St W	9	RT	9.26%	1.85%
190404158000050	800 Adelaide St W	65	MT	6.80%	1.36%
190404308002500	920 Dundas St W	7	RT	12.56%	2.51%
190405119001100	781 Shaw St	7	RT	12.90%	2.58%
Ward 20					
190404101000050	633 Lake Shore Blvd W	120	RT	23.25%	4.65%
190405101002200	360 Bloor St W	140	MT	3.83%	0.77%
190405102002100	22 Walmer Rd	71	MT	2.90%	0.58%
190406526000800	164 Grange Ave	24	MT	6.07%	1.21%
190406575004700	160 Huron St	69	MT	2.74%	0.55%
Ward 21					
190405344000600	1451 Bathurst St	7	MT	5.83%	1.17%
190405349000900	21 Vaughan Rd	177	MT	3.36%	0.67%
190405350000750	607 St Clair Ave W	15	MT	7.21%	1.44%
190405350001200	595 St Clair Ave W	15	MT	2.57%	0.51%
190405352000500	623 Christie St	7	RT	7.28%	1.46%
190405371000200	666 St Clair Ave W	9	MT	2.64%	0.53%

190405374001400	157 Wychwood Ave	9	MT	5.92%	1.18%
190411243001200	717 Eglinton Ave W	52	RT	4.68%	0.94%
190411243001300	707 Eglinton Ave W	65	RT	10.00%	2.00%
190411305000300	660 Eglinton Ave W	112	RT	11.26%	2.25%
190411305001100	22 Shallmar Blvd	90	RT	5.23%	1.05%
190411306000200	15 Shallmar Blvd	78	MT	2.76%	0.55%
191401103001200	310 Tweedsmuir Ave	140	MT	2.82%	0.56%
191401106001100	39 Raglan Ave	103	MT	3.55%	0.71%
191401106003100	105 Raglan Ave	35	MT	4.96%	0.99%
191401107003200	100 Raglan Ave	231	MT	2.73%	0.55%
191401107003500	40 Raglan Ave	62	MT	2.58%	0.52%
191401201000100	175 Vaughan Rd	29	MT	6.40%	1.28%
191401201002600	120 Raglan Ave	175	MT	2.98%	0.60%
191401203003800	236 Vaughan Rd	79	MT	2.54%	0.51%
191402307008600	481 Vaughan Rd	97	MT	2.95%	0.59%
Ward 22					
190405429001600	265 Russell Hill Rd	48	MT	3.25%	0.65%
190410209001600	77 St Clair Ave E	185	MT	3.60%	0.72%
190410212003700	2 Glen Elm Ave	49	MT	4.71%	0.94%
190410307000700	25 Davisville Ave	14	MT	2.86%	0.57%
190410363001650	20 Holly St	68	MT	3.79%	0.76%
190410401002100	63 Roehampton Ave	56	MT	3.49%	0.70%
190410409001000	7 Glazebrook Ave	8	MT	3.54%	0.71%
190410417001900	890 Mount Pleasant Rd	145	MT	2.93%	0.59%
190411104000400	565 Avenue Rd	63	MT	2.95%	0.59%
190411127000400	310 Lonsdale Rd	15	MT	2.64%	0.53%
190411128001300	311 Lonsdale Rd	14	MT	6.70%	1.34%
190411133000100	581 Avenue Rd	44	RT	4.69%	0.94%
190411133000400	609 Avenue Rd	24	RT	3.80%	0.76%
190411136006200	58 Oriole Gdns	13	MT	3.39%	0.68%
190411141002200	85 Lawton Blvd	87	MT	2.73%	0.55%
190411141002500	101 Lawton Blvd	46	MT	4.52%	0.90%
190411202001600	120 Oriole Pky	33	MT	5.21%	1.04%
190411227001000	555 Russell Hill Rd	32	MT	3.11%	0.62%
190411402001560	1944 Yonge St	102	MT	3.52%	0.70%
190411417001900	190 Colin Ave	40	MT	2.51%	0.50%

Ward 23					
190807342004700	6020-6022 Yonge St	7	RT	13.25%	2.65%
190807397001600	6210 Yonge St	83	MT	2.87%	0.57%
Ward 24					
190811309003600	640-644 Sheppard Ave E	383	MT	2.58%	0.52%
190811416000450	70 Ruddington Dr	107	MT	3.56%	0.71%
Ward 25					
190410423004500	200 Erskine Ave	15	MT	3.60%	0.72%
190410426001800	11 Sherwood Ave	23	MT	3.23%	0.65%
190410426001900	15 Sherwood Ave	26	MT	4.08%	0.82%
190410426002000	21 Sherwood Ave	26	MT	3.23%	0.65%
190410426002100	25 Sherwood Ave	27	MT	4.22%	0.84%
190410531000100	3385 Yonge St	18	MT	2.57%	0.51%
190808211000100	44 Stubbs Dr	82	MT	4.00%	0.80%
190808253001000	31 Upper Canada Dr	61	MT	4.29%	0.86%
190810229003100	874 Lawrence Ave E	11	MT	2.68%	0.54%
Ward 26					
190604108101800	53 Thorncliffe Pk Dr	279	MT	3.12%	0.62%
190604112100300	56 Thorncliffe Pk Dr	64	MT	3.71%	0.74%
190604112100900	44 Thorncliffe Pk Dr	90	MT	2.68%	0.54%
190604206002000	871 Millwood Rd	15	MT	3.46%	0.69%
190604209001900	823 Millwood Rd	10	MT	2.86%	0.57%
190604403002100	18 Kenrae Rd	13	MT	3.30%	0.66%
190604507002600	898 Eglinton Ave E	21	MT	3.85%	0.77%
190810119000100	7 St Dennis Dr	281	MT	3.30%	0.66%
Ward 27					
190405229003300	70 Yorkville Ave	11	MT	58.80%	11.76%
190406633002000	115 Pembroke St	7	MT	5.35%	1.07%
190406636002500	355 George St	12	RT	5.53%	1.11%
190406636004800	100 Pembroke St	97	MT	4.03%	0.81%
190406636005700	80 Pembroke St	11	MT	3.02%	0.60%

190406636006700	66 Pembroke St	10	RT	4.44%	0.89%
190406636007000	252 Dundas St E	10	RT	3.63%	0.73%
190406647000900	132 Dundas St W	27	RT	4.87%	0.97%
190406659000100	700 Bay St	226	MT	4.43%	0.89%
190406675000100	444 Yonge St	214	MT	7.43%	1.49%
190406805000200	30 Carlton St	236	MT	2.80%	0.56%
190406805000300	20 Carlton St	503	MT	3.98%	0.80%
190406814001100	492 Yonge St	15	MT	2.83%	0.57%
190406824001100	65 Wellesley St E	15	MT	5.39%	1.08%
190406825002000	84 Maitland St	8	MT	5.77%	1.15%
190406828002800	83 Gloucester St	27	MT	2.65%	0.53%
190406828006800	68 Wellesley St E	17	MT	5.07%	1.01%
190406831000100	951 Bay St	162	MT	6.77%	1.35%
190406836000800	26 St Joseph St	65	MT	3.07%	0.61%
190406838000800	540 Sherbourne St	94	MT	4.38%	0.88%
190406844000100	1099 Bay St	23	NT	6.43%	1.29%
190406849002100	570 Sherbourne St	11	RT	12.70%	2.54%
190406856003200	730 Yonge St	415	MT	3.43%	0.69%
190406857000100	44 Charles St W	796	MT	5.68%	1.14%
190410101001500	2 Bloor St E	337	MT	7.29%	1.46%
190410109000400	130 Rosedale Valley	99	MT	2.52%	0.50%
190410109001400	120 Rosedale Valley	114	RT	14.31%	2.86%
190410153002900	158 Crescent Rd	47	RT	4.91%	0.98%
Ward 28					
190406447002200	76 Lombard St	109	RT	7.08%	1.42%
190407169000450	125 Parliament St	12	MT	6.92%	1.38%
190407209000600	223 Sherbourne St	61	MT	3.05%	0.61%
190407224005460	230 Oak St	325	MT	3.46%	0.69%
190407224005500	210 Oak St	259	MT	3.66%	0.73%
190407427001600	477 Sherbourne St	34	RT	3.24%	0.65%
190407427001800	197 Wellesley St E	30	RT	4.33%	0.87%
190407442002600	545-565 Sherbourne St	1100	MT	3.23%	0.65%
190407443003000	222 Wellesley St E	69	MT	3.51%	0.70%
Ward 29					
190408536000100	5 Donlands Ave	24	MT	4.66%	0.93%
190602309003200	128 Linsmore Cres	8	MT	5.04%	1.01%
190602425003400	1000-1006 Coxwell Ave	10	MT	6.02%	1.20%
190603109001400	135 Sammon Ave	11	MT	4.22%	0.84%
190603123001500	145 Cosburn Ave	79	MT	2.74%	0.55%

190603123001800	175 Cosburn Ave	30	MT	4.48%	0.90%
190603124003700	190 Cosburn Ave	47	MT	2.52%	0.50%
190603125003800	150 Cosburn Ave	153	MT	2.64%	0.53%
190603225003000	91 Cosburn Ave	82	MT	5.95%	1.19%
190603226002050	50 Cosburn Ave	174	MT	2.82%	0.56%
190603228006500	100 Gamble Ave	152	MT	2.50%	0.50%
190603235000200	958 Broadview Ave	8	RT	24.43%	4.89%
190603235000900	1010 Broadview Ave	109	MT	3.04%	0.61%
190603313002100	2 Fernwood Gdns	12	MT	3.70%	0.74%
Ward 30					
190408101000250	275 Unwin Ave	9	RT	11.04%	2.21%
190408210008150	86 Jones Ave	17	MT	3.82%	0.76%
190408334001000	1492 Dundas St E	12	MT	3.09%	0.62%
190408337002750	1119 Gerrard St E	29	MT	4.64%	0.93%
190408345008600	240 Highfield Rd	10	MT	5.73%	1.15%
190408530002300	1423 Danforth Ave	7	RT	33.66%	6.73%
Ward 31					
190409552002600	2526 Danforth Ave	48	MT	3.75%	0.75%
190409638003900	62 Dawes Rd	14	MT	6.31%	1.26%
190409639003100	53 Dawes Rd	12	MT	4.41%	0.88%
190601213002400	608 Dawes Rd	84	MT	3.29%	0.66%
190601325000700	1127 O'Connor Dr	11	MT	3.79%	0.76%
190601325001300	1157 O'Connor Dr	11	MT	3.14%	0.63%
190601326001000	995 O'Connor Dr	12	MT	2.71%	0.54%
190601422001300	1024 O'Connor Dr	12	MT	2.62%	0.52%
190602117007300	62 Gledhill Ave	9	MT	2.53%	0.51%
190602139100500	195 Barrington Ave	250	MT	3.03%	0.61%
190602210000700	831 Cosburn Ave	11	MT	4.52%	0.90%
Ward 32					
190409101006100	2163 Queen St E	28	RT	15.68%	3.14%
190409104000300	49 Woodbine Ave	9	RT	4.77%	0.95%
190409220013400	204 Kingston Rd	15	MT	4.96%	0.99%
190409301000100	223 Woodbine Ave	48	MT	2.56%	0.51%
190409310002700	2102 Queen St E	20	MT	3.31%	0.66%
190409317009000	2260 Queen St E 6	11	RT	14.73%	2.95%
190409317009100	2258 Queen St E	11	RT	18.91%	3.78%
190409318002300	145 Silver Birch Ave	7	RT	3.72%	0.74%
190409319001600	75 Scarborough Rd	25	RT	7.19%	1.44%

190409332005100	501 Kingston Rd	75	MT	3.52%	0.70%
190409336001800	419 Woodbine Ave	11	MT	3.40%	0.68%
190409350001400	983 Kingston Rd	14	MT	2.67%	0.53%
190409350001500	987 Kingston Rd	15	MT	2.95%	0.59%
190409408001900	592 Woodbine Ave	36	MT	3.09%	0.62%
190409447000150	1577 Danforth Ave	124	MT	6.77%	1.35%
190409525002200	26 Norwood Rd	12	MT	3.19%	0.64%
190409528002000	154 Main St	15	MT	5.53%	1.11%
190409601003250	656 Kingston Rd	106	MT	3.98%	0.80%
Ward 33					
190811101012400	61-67 Havenbrook Blvd	61	MT	2.55%	0.51%
190811220001000	3000 Victoria Park Ave	228	MT	3.55%	0.71%
190811275000200	40 Godstone Rd	8	NT	11.92%	2.38%
Ward 34					
190810310000500	100 Graydon Hall Dr	286	MT	2.65%	0.53%
190812109008100	80 Bartley Dr	10	MT	3.09%	0.62%
190812122000500	11 Eccleston Dr	78	MT	4.28%	0.86%
190812129002300	1700 Victoria Park Ave	54	MT	3.05%	0.61%
190812243000400	1213-1229 York Mills Rd	143	MT	3.13%	0.63%
Ward 35					
190102107000200	3329-3331 Danforth Ave	8	RT	3.67%	0.73%
190102112004000	10 Macey Ave	247	MT	3.08%	0.62%
190102148000150	30 Burn Hill Rd	238	MT	3.13%	0.63%
190104132000100	1 Autumn Ave	7	MT	4.70%	0.94%
Ward 36					
190101204003100	1212-1238 Kingston Rd	10	MT	11.53%	2.31%
190101449005300	2560 Kingston Rd	201	MT	5.32%	1.06%
190101449005400	2550 Kingston Rd	203	MT	5.32%	1.06%
190107210001500	39-45 Parkcrest Dr	226	MT	3.40%	0.68%
Ward 37					

190103181000800	2155 Lawrence Ave E	243	MT	2.93%	0.59%
190104202000700	19 Rosemount Dr	71	MT	3.58%	0.72%
190104203006400	2378-2410 Eglinton Ave E	8	MT	7.63%	1.53%
190104242000100	807 Kennedy Rd	34	MT	2.66%	0.53%
190104252004800	893 Kennedy Rd	77	MT	3.21%	0.64%
190104322001300	1475 Birchmount Rd	26	MT	3.50%	0.70%
190105102010700	2680 Lawrence Ave E	14	MT	6.19%	1.24%
190106207000900	1145-1147 Midland Ave	42	MT	2.91%	0.58%
Ward 38					
190106301000600	1275 Danforth Rd	114	MT	3.88%	0.78%
190106301000900	370 Mccowan Rd	207	MT	4.01%	0.80%
190106304000200	30 Trudelle St	57	MT	3.89%	0.78%
Ward 39					
190111301003450	65-75 Silver Springs Bl 99	430	MT	3.00%	0.60%
Ward 40					
190110319500350	50 Aurora Crt	175	MT	2.78%	0.56%
190110319500550	40 Aurora Crt	168	MT	3.69%	0.74%
190110319500750	20-30 Aurora Crt	342	MT	2.56%	0.51%
190110319501200	10 Bridletowne Cir	175	MT	2.58%	0.52%
190111117001400	3875 Sheppard Ave E	153	MT	2.92%	0.58%
190111127000310	10 Carabob Crt	196	MT	2.77%	0.55%
190111127000330	30 Carabob Crt	195	MT	2.93%	0.59%
190111127000340	40 Carabob Crt	196	MT	2.98%	0.60%
190111127008350	115-125 Bonis Ave	115	RT	2.61%	0.52%
Ward 42					
190112130010700	301 Invergordon Ave	24	MT	2.84%	0.57%
190112138030000	300 Invergordon Ave	26	MT	2.94%	0.59%
Ward 43					

190108118501600	3801 Lawrence Ave E	90	MT	3.70%	0.74%
190108118501800	3827 Lawrence Ave E	88	MT	3.65%	0.73%
190108430001250	750 Morningside Ave	165	MT	3.36%	0.67%
190108430001950	70 Mornelle Crt	264	MT	2.96%	0.59%
190108430100200	30 Livonia Pl	200	MT	2.64%	0.53%
190109203200905	4130 Lawrence Ave E	13	MT	3.14%	0.63%
190109212003200	280 Morningside Ave	165	MT	3.03%	0.61%
Ward 44					
190112236000200	1 Dean Park Rd	266	MT	2.71%	0.54%

Appendix 1 to Report from the Chief Financial Officer and Treasurer to the Policy and Finance Committee, entitled "List of Multi-residential Properties that are subject to Automatic Rent Reduction due to property tax decreases in 2003"

- (i) MT = Multi-residential; NT = New Multi-residential; RT = Residential
- (ii) Tax Reduction % is based on tax reduction for the applicable multi-residential, new multi-residential or residential portion of the rental property between 2002 and 2003 taxation years
- (iii) Rent reduction is effective December 31, 2003