



Tribunals Ontario

Assessment Review Board, 15 Grosvenor Street, Ground Floor, Toronto, Ontario M7A 2G6

Website: www.tribunalsontario.ca/arb/ Email: arb.registrar@ontario.ca

MUNICIPAL ACT COMPLAINT - COMPARABLES

Form and Instructions for filing a *Municipal Act, 2001* complaint with the Assessment Review Board and information on how to prepare for your hearing event.

Please note: This form is for Municipal Act complaints – Comparables only. Do not use this form to file assessment complaints (sections 33, 34 or 40 of the *Assessment Act*). Do not use this form for any other applications, appeals and/or complaints under the *Municipal Act, 2001*. Different forms are available to file the other applications, appeals and complaints. Issues of tax exemption can only be addressed by the Superior Court of Justice.

Before Filing: Please contact the municipality where the property is located for information regarding the tax account and the complaint process.

Required Filing Fee: \$125.00 for each roll appeal. Your complaint will not be accepted without the required filing fee.

Filing Deadline: Filing deadlines are established by legislation and cannot be waived by the ARB. Filing deadlines depend on the type of complaint you are making.

Important: Please attach to your complaint a copy of the supporting document requested in Part 2 of the complaint form. The ARB cannot determine if your complaint has been filed on time without the supporting document.

Accessibility: We are committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have any accessibility needs, please contact the Board as soon as possible.

These descriptions are summarized – please refer to the <i>Municipal Act, 2001</i> .		
SECTION NUMBER AND COMPLAINT REASON		FILING DEADLINE
331	Dispute comparable properties or dispute no comparable properties.	Complain within 90 days of the mailing of the municipal notice of determination.

Each taxation year is considered a separate complaint. A separate form must be submitted to the ARB for each taxation year.

Instructions for filing a *Municipal Act, 2001* complaint with the Assessment Review Board

Part 1: Property Information

Please refer to your municipal property tax bill or property assessment notice when completing this section.

Roll Number: The roll number is a 19-digit number assigned to each property. Please ensure that this number is accurately recorded on each page of the complaint form.

Street Address and Property Description: Enter the municipal address of the property for which you are filing a Municipal Act complaint.

Municipality: Note the city, town or village in which the property is located.

Preferred Language: Check the appropriate box indicating your language preference for receiving ARB services, including hearings, notices and other public information materials.

Part 2: Complaint Information

Taxation Year: Write in the taxation year that is the subject of your complaint.

Supporting Documents: Supporting documents are required by the Assessment Review Board to determine if your Municipal Act complaint has been filed within legislated deadlines. Check the appropriate box to indicate you have attached a copy of the supporting document to the complaint form.

If you do not have a copy of your supporting document, do not wait to file the complaint. **Filing deadlines are established by legislation and cannot be waived.** If you do not submit the required document with your complaint, the ARB will send you an Acknowledgement Letter requesting a copy of the required document.

Filing Deadline: This is the last day a Municipal Act complaint can be filed with the Assessment Review Board. **Filing deadlines are established by legislation and cannot be waived.** Filing deadlines are not the same for all section numbers. It is important that you file your Municipal Act complaint by the deadline indicated for the section number. It will not be accepted after the deadline has passed.

Complaint Reason: Check the appropriate box to indicate the reason for your complaint. Check only Box 1 **or** Box 2.

Box 1: **If you have checked Box 1 as your complaint reason** please print in the space provided the comparable properties as shown on the list sent to you by the municipality. Then place an 'X' in the box on the right side beside the properties that you are disputing. You can check all the properties or as few as one of the properties depending upon the nature of your complaint. Then complete Box 3 by listing the properties you request to be used as comparables, to a maximum of six.

Box 2: **If you have checked Box 2 as your complaint reason** then complete Box 3 by listing the properties you request to be used as comparables, to a maximum of six.

Box 3: You cannot complete only Box 3. You must complete Box 1 or Box 2, then complete Box 3.

Additional Pages: If you require more room, please attach additional page(s) and check the box on the bottom line to indicate you have attached additional page(s).

Part 3: Complainant Information

Representative: Check the appropriate box to indicate if you have a representative to act on your behalf with regard to this complaint. If you have a representative, please complete Parts 3 and 4 of the form.

Owner: Check the appropriate box to indicate if you are the owner of the property.

Contact Information: Provide your contact information including name, address and telephone number(s).

You must notify the Assessment Review Board in writing of any change of address or telephone number.

Personal information requested on this form is collected under the various sections of the *Municipal Act, 2001*. All of the information related to the appeal including your Name and Contact information will be shared with the public and used for the purposes of the ARB business and the resolution of the appeals. Information about the ARB can be found at www.tribunalsontario.ca/arb/

Part 4: Representative Authorization

If you have chosen someone to act on your behalf, please provide their name, address, telephone number, fax number and e-mail address. You will need to sign this section and provide your representative with a copy of the form. If you provided a letter or another form of written authorization for your representative, please make sure the representative checked the box in this section confirming he or she received your written authorization.

Part 5: How to File a Complaint

You can file your complaint in a number of ways. Please choose only ONE of the following filing options:

Mail it to: Assessment Review Board, 15 Grosvenor Street, Ground Floor, Toronto, Ontario M7A 2G6

Email it to: arb.registrar@ontario.ca (Do NOT include credit card information)

Please file only ONCE. If you are unsure that your filing attempt was successful and resubmit, please mark any other submissions COPY to avoid duplicate charges.

You will receive an Acknowledgement Letter once your complaint has been received by the ARB, followed by a Notice of Hearing once your hearing has been scheduled.

Please note: Once you have filed your Municipal Act complaint, any additional correspondence with the ARB should be copied to all parties as well.

Part 6: Required Filing Fee

- **If you are emailing this Municipal Act complaint, the Board will be in touch to set up payment. Payments by cheques will no longer be accepted. Please do not send full credit card information requested by email as the Board will not accept.**

The filing fee is non-refundable. You will receive an **Acknowledgement Letter** once your complaint has been received, followed by a **Notice of Hearing** when your hearing has been scheduled.

The information you fill in under Required Filing Fee is confidential. It will only be used to process your complaint and will not be placed on file.

For further information visit us online at www.tribunalsontario.ca/arb/.

How to Prepare for Your Hearing Event

1. Gather the information you require to:
 - support your comparables;
 - support your case against the comparables determined by MPAC (if applicable);
 - support your case against the comparables determined by the municipality (if applicable).
2. Contact MPAC to discuss the list of properties sent to you from the municipality.
3. If the municipality has determined comparables, contact them to discuss your case.
4. Consider how you will present your case to the Board.
 - Decide which documents you will provide to the Board at the hearing.
 - Bring photocopies to the hearing of any documents you would like the Board to consider in support of your case. We suggest three copies: one for the Board, one for the municipality, and one for you.
 - Decide whether you will require any witnesses other than yourself to give evidence at the hearing.
 - Contact your witnesses once you receive the Notice of Hearing to inform them of the hearing date, time and location.
 - If necessary, you can obtain a Summons to Witness from the Board's Registrar.
 - Consider whether there is any need for parties to exchange documents prior to the hearing.
 - Request from MPAC and the municipality copies of any documents they will be relying on to support their position.
 - Prior to the hearing, consider providing MPAC and the municipality with copies of the documents you will be relying on at the hearing.

At this point, please remove the instructions (pages 1-4) from the following complaint form and keep the information on how to prepare for your hearing event.

Roll Number:

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Part 2: Complaint Information - Continued

Please complete Box 1 or Box 2 for your complaint reason, then complete Box 3.

BOX 1

Complaint Reason:

The following comparable properties are on the list provided by the Municipal Property Assessment Corporation to the municipality.

I dispute the following comparables on the list.

Place an X in the box next to the address.

Print the addresses of the comparable properties as shown on the list sent to you by the municipality.

1.

2.

3.

4.

5.

6.

OR

BOX 2

Complaint Reason:

The Municipal Property Assessment Corporation has determined that there are no comparable properties; I dispute that there are no comparable properties.

AND

BOX 3

Complete this box when you have completed Box 1 or Box 2.

I request that the following properties be used as comparables. Print your alternative properties by municipal address to a maximum of 6 properties.

1.

2.

3.

4.

5.

6.

If you require more room, please attach additional page(s). If you have attached additional pages, please check

Roll Number:

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Part 3: Complainant Information

Do you have a representative? Yes No *If yes, complete Parts 3 & 4.*

Are you the owner of the property? Yes No

Last name: _____ First name: _____

Company name (if applicable): _____

Mailing address: _____
Street address Apt/Suite/Unit# City

Province Country (if not Canada) Postal Code

Business/other telephone #: _____ Home telephone #: _____

Fax #: _____ E-mail address: _____

Complainant signature: _____

Please note: You must notify the Assessment Review Board in writing of any change of address or telephone number.

Personal information requested on this form is collected under the various sections of the *Municipal Act, 2001*. All of the information related to the appeal including your Name and Contact information will be shared with the public and used for the purposes of the ARB business and the resolution of the appeals. Information about the ARB can be found at www.tribunalsontario.ca/arb/

Part 4: Representative Authorization

I hereby authorize the named company and/or individual(s) to represent me:

Company name: _____

Last name: _____ First name: _____

Mailing address: _____
Street address Apt/Suite/Unit# City

Province Country (if not Canada) Postal Code

Telephone #: _____ Fax #: _____

E-mail address: _____

Complainant signature: _____

Representatives who are NOT legal counsel **must** confirm that they have **written authorization** by checking the box below.

I certify that I have written authorization from the complainant to act as a representative with respect to this complaint on his or her behalf and I understand that I may be asked to produce this authorization at any time.

