

# 2025 Final Property Tax Bill

## Pre-Authorized Tax Payment Program Bill

Only the regular interim and final tax payments are processed through the Pre-Authorized Tax Payment (PTP) Program. Tax bills that are a result of Property Assessment Change Notices or other charges added to your tax account, such as Vacant Home Tax or utility charges, must be paid separately. If you have a failed payment (payment that does not clear through your financial institution) you will be removed from the program and an administrative fee and penalty/interest may apply.

### How to make changes or cancel your enrolment in the PTP Program

Visit [toronto.ca/PreauthorizedTaxProgram](http://toronto.ca/PreauthorizedTaxProgram) to obtain a Change/Cancellation form, complete the form and submit to the City; or send a signed, written request to the City at the address listed below, at least 15 days before your next withdrawal date.

- Include a new void cheque for financial institution changes. Please note, line of credit accounts and credit card cheques cannot be used for pre-authorized payments.
- If you are cancelling your enrolment in the program, pay your remaining balance in full to avoid penalty and interest charges.
- Requests for cancellation or financial institution account changes must be provided in-writing and include your property address, assessment roll number, effective date, instructions (change instalment plan, change banking information, or cancel enrolment) and the account owner(s) signature.

Mail or fax request to the following address:

**Treasurer, City of Toronto  
Box 2500, Terminal A  
Toronto, ON M5W 1H2 or Fax: 416-392-0799**

For tips on faxing, visit [toronto.ca/PropertyTaxAndUtilities](http://toronto.ca/PropertyTaxAndUtilities).

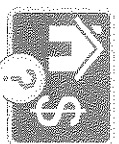
### Fees and tax receipts

Visit [toronto.ca/PropertyTax](http://toronto.ca/PropertyTax) for information about receipts for property taxes, fees for returned payments and other fees that may be charged to your property tax account.

### Property Tax and Utility Relief Programs

For low-income seniors and low-income persons living with disabilities who own a residential property. Learn more at [toronto.ca/TaxAndUtilityRelief](http://toronto.ca/TaxAndUtilityRelief).

## Inquiries



**Property Tax Lookup**  
Go paperless! Enrol in eBiling. Access your bills and account online at [toronto.ca/PropertyTax](http://toronto.ca/PropertyTax).

### 1. Call 311 - Tax & Utility Inquiry Line

Monday to Friday 8:30 a.m. to 4:30 p.m.  
Call within Toronto: 311  
Call outside Toronto: 416-392-2489  
TRS: Dial 711

### 2. General tax inquiries by mail

Addressed to: **City of Toronto, Revenue Services, General Correspondence,  
5100 Yonge St., Toronto, ON M2N 5V7**

### 3. Inquiries by email

Send to: [propertytax@toronto.ca](mailto:propertytax@toronto.ca)

For tips on sending a tax or email, visit [toronto.ca/PropertyTaxesAndUtilities](http://toronto.ca/PropertyTaxesAndUtilities).

### 4. Inquiry and Payment Counters

Cash, cheque, money order or debit card, at civic centres and City Hall. Monday to Friday, 8:30 a.m. to 4 p.m. Visit [toronto.ca/InquiryPaymentCounters](http://toronto.ca/InquiryPaymentCounters) for locations.

**You are enrolled in the Pre-Authorized Tax Payment Program. Your tax payments will be automatically deducted from your financial institution account on the scheduled due dates.**

**Do not send payments.**

**This is intended for your information only.**

### Property Tax Inquiries

#### Extended Hours

**Inquiry/Payment Counters:** June 30 and July 2 from 8:30 a.m. to 5:30 p.m.

**Call Centre:** June 27, 30 and July 2 from 8:30 a.m. to 6 p.m.

ASSESSMENT ROLL NO.

19-04-01-3-140-01800-0000-0 4

202526  
829588 ONTARIO LIMITED  
C/O ALBERT MILLER

LEGAL DESCRIPTION > PLAN M98 PT LOT 4  
PROPERTY LOCATION > 1620 BLOOR ST W  
ASSESSED OWNER > 829588 ONTARIO LIMITED

CUSTOMER NUMBER > 001631514

TAX CLASS	Assessment		Municipal		Education	
	VALUE	LEVIES	TAX RATE (%)	AMOUNT	TAX RATE (%)	AMOUNT
Commercial Small Business	\$698,000	City	1.177588	\$8,219.56	0.748000	\$5,221.04
Commercial Small Business	\$698,000	CBF*	0.008569	\$59.81		
Residential Full Rate	\$302,000	City	0.592653	\$1,769.81	0.153000	\$462.06
Residential Full Rate	\$302,000	CBF*	0.008434	\$25.47		
*City Building Fund						
Subtotals			Municipal Levy	\$10,094.65	Education Levy	\$5,683.10
Special Charges/Credits			Summary			
BLOOR BY THE PARK		\$558.36	Tax Levy Sub-Total			\$15,777.75
BIA 0.079994800%			(Municipal+Education)			\$575.68
Aleeways		\$17.32	Special Charges/Credits			\$16,353.43
			Final 2025 Taxes			(\$7,691.46)
			Less Interim Billing			
Total		\$575.68	Total Amount Due			\$8,661.97

PRE-AUTHORIZED TAX PAYMENT PROGRAM

19-04-01-3-140-01800-0000-0 4

Please do not send payments.

Your tax payments are deducted from your financial institution account. If you have changed your banking information and have not yet notified our office, refer to the information on the reverse.

Vacant Home Tax Program

If you own a house or condo in Toronto, you need to make a Vacant Home Tax declaration every year - even if you live at your property. The program supports the City's ongoing efforts to increase housing availability and affordability by encouraging property owners to rent or sell vacant properties. The declaration period for the 2025 calendar year opens in the fall. Learn more: [toronto.ca/VacantHomeTax](https://toronto.ca/VacantHomeTax).

DUE DATE	AMOUNT
Jul 15, 2025	\$1,444.00
Aug 15, 2025	\$1,444.00
Sep 15, 2025	\$1,444.00
Oct 15, 2025	\$1,444.00
Nov 17, 2025	\$1,444.00
Dec 15, 2025	\$1,441.97
	\$8,661.97

RESIDENTIAL

Explanation of Tax Changes 2024 to 2025

Final 2024 Levies

\$2,160.17

Final 2025 Levies

Total Year Over Year Change

\$117.17

Explanation of Tax Changes

Final 2024 Levies	\$2,160.17
*2024 Annualized Taxes	\$2,160.17
2025 Local Municipal Levy Change	\$117.17
2025 Provincial Education Levy Change	\$0.00
2025 Tax Change Due To Reassessment	\$0.00
**Final 2025 Levies	\$2,277.34

\*An annualized tax figure is used in this analysis to compensate for mid-year adjustments in tax treatment or assessment value. If a property did not have any mid-year adjustments, the annualized taxes should equal the Final 2024 Levies listed above.

\*\*Final Levy amount applies only to the property or portion(s) of property referred to in this notice and may not include some special charges or credit amounts.

2025 Final Property Tax Bill

If you are awaiting the outcome of a tax or assessment appeal, your property taxes must be paid in full as billed. Once the appeal is finalized, your property tax account will be adjusted accordingly.

Non-Residential Properties

Continuing for 2025, Council has approved that assessment-related tax increases are limited to 10 per cent of the previous year's annualized taxes. Properties within \$500 of their full Current Value Assessment (CVA) taxes will be billed at the full CVA tax level.

Vacant Home Tax Program

Own a house or condo in Toronto? Let us know its occupancy status. The declaration period for the 2025 calendar year opens in the fall. Learn more: [toronto.ca/VacantHomeTax](https://toronto.ca/VacantHomeTax).

Did You Know?

Your property has been included in the Small Business Tax Sub-Class. A reduced property tax rate has been applied and is reflected in the total amount due. Learn more at [toronto.ca/SmallBusinessTaxRelief](https://toronto.ca/SmallBusinessTaxRelief).

City Building Fund

City Council continues to support a dedicated levy for funding priority transit and housing capital projects required for City Building.

Voluntary Contribution

Visit [toronto.ca/Donate](https://toronto.ca/Donate) for the many ways you can support your community, including donations of goods, services, food and financial gifts.

16,353.43

increase of 117.17

Penalty and Interest

Payment must be received by the due date to avoid penalty and interest charges. A penalty of 1.25 per cent on the unpaid amount of an instalment will be added on the first day after the instalment due date. A further 1.25 per cent of the outstanding amount will be added as interest on the first day of each month thereafter, as long as the taxes remain unpaid. Monthly interest charges are also imposed on any unpaid taxes from prior years. Penalty and interest rates are set by City bylaws pursuant to the City of Toronto Act, 2006. Penalty and interest charges on overdue amounts cannot be waived or altered.

If taxes and charges are overdue, payments are applied to the oldest outstanding balance first. Fees may also be added when taxes are outstanding.