

## Allison Adams

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**Subject:** FW: Regarding Form 357

**From:** Jenn Vd <jennvand5@gmail.com>  
**Sent:** Wednesday, December 3, 2025 2:06 PM  
**To:** Allison Adams <AAdams@malahide.ca>  
**Subject:** Regarding Form 357

You don't often get email from [jennvand5@gmail.com](mailto:jennvand5@gmail.com). [Learn why this is important](#)

To Whom it May Concern,

Please accept this email communication as a request for reconsideration of our Application for Cancellation, Reduction, or Refund of Taxes.

We purchased a new home and business property on 48995 Jamestown Line and took possession on [REDACTED]

In the month of March of 2025, we welcomed an MPAC Property Inspector to our home and business. Ms. Harris completed her inspection and informed us that our classification would be changing. She advised us to fill out a 357 form with the Township of Malahide as there would be a refund on the tax owing.

We followed her advice and submitted the application.

On December 2nd, we received a notice from the Township of Malahide that there would be a hearing on our application on December 4th and that we owed tax in the amount of \$4550.01. This was an unexpected shock to us, and presents a difficult financial burden.

We understand that property taxes are necessary to support the services and governance of the Township. And as such, we have willingly paid our taxes in the 20 years we have called Malahide home.

However, we would never have filed a 357 form if we had any indication that this would result in a substantial extra charge instead of a refund. By its very definition, form 357 is an application for the cancellation, reduction, or refund of taxes. If there is no refund, the application can and should be rejected. Please understand that we were following the advice of a property assessment professional and would never have submitted a form 357 had we known it would result in a penalty.

Also, our notice of the hearing states that "Notice of the Hearing shall be given by the Clerk of the municipality to the applicant not less than 14 days before the date upon which the application is to be dealt with." As noted by the dates given above, we were given 2 days notice. While the staff at the Township office have been most helpful and kind, and our Ward Councillor Scott Lewis has been generous with his experience and advice, we have not had sufficient time to study our opinions or secure legal or financial advice.

Because of these issues, we are requesting that either we be permitted to recall our application or have the Council of the Township of Malahide reject our application.

Respectfully submitted,

Mike and Jenn Van Dyken