

HPTA Newsletter

High Park Tenants Association

<https://thehptenantsassociation.com>



Upcoming Events

Wednesday, June 29

HPTA Special Meeting

Lobby of 255 Glenlake Avenue, 7 pm

thehpta@gmail.com

Dear Tenant,

Recently, the HPTA's Executive Committee voted to dissolve the association. In order to prevent this, a new Executive Committee was formed.

We believe that it is important to continue the work of the HPTA. This year, we are focusing on representing tenants at the Landlord and Tenant Board Hearings for proposed Above Guideline Rent Increases (see the box below). We will be holding an information meeting on this issue in the lobby of 255 Glenlake Avenue on June 29. This meeting will also give us a chance to present our new Executive Committee and to present the amended HPTA constitution.

We hope to see you there.

Sincerely,

The HPTA Executive

Rent Increases

Maximum Provincial Rent Increase for 2016: 2%

In Ontario, a landlord can apply for an above guideline rent increase (AGI) to raise her or his tenants' rent by more than the provincial guideline, which is set every year. Tenants have the right to challenge such increases.

Join Our Email List!

Don't miss out on important updates from the HPTA! Visit <http://eepurl.com/bLfNmf> to sign up for our mailing list. Your email address will never be shared with third parties, and will only be used to share news relevant to the HPTA.

Above Guideline Rent Increase (AGI)

This year, both Minto and Vertica have applied for above guideline rent increases, with an effective date for rent increases of January 15, 2016. The HPTA plans to represent tenants at upcoming Landlord and Tenant Board hearings, the dates of which have yet to be determined.

In the meantime, the HPTA will be holding a Special Meeting (see "Upcoming Events" on the right) for all Minto and Vertica residents of High Park Village, at which this point will be discussed. Seating will be limited, so if you are able to bring your own chair, please do so.

If you have any questions, please make sure to send them before the meeting to the email address provided on the right. Put "AGI Question" in the subject box of your email so that it is easily identifiable.

Tenant Question Corner: You Asked – We Answered!

Q: I have just received notice from the landlord that I must pay an above guideline rent increase. Am I obligated to pay?

A: Requests for above guideline rent increases (AGIs) must be approved by the Landlord and Tenant Board. Until that happens, you are not obligated to pay the above guideline portion of your rent increase. The HPTA attempts to fight AGIs when resources are available. In the past, the HPTA has had success with reducing the above guideline portion of the rent, so you may opt to wait until the hearing has concluded to find out what the landlord actually gets approval for.

In such a situation, you have two options:

- 1) You can pay what the landlord is asking, including the above guideline rent increase, and if it turns out that they are *not* approved for the full amount, they will be required to pay you back for the extra money you paid in rent in the months prior to the hearing.
- 2) You can pay only what the legal allowance is for rent increases that year (for 2016, it is 2%). If the landlord is successful in getting an above guideline rent increase, however, you will be required to retroactively pay the difference between the legal amount each month (what you have been paying) and the extra amount the landlord has been approved for.

If you do not feel confident that you can trust the landlord to pay you back in a timely manner, we suggest trying option 2. Just make sure you keep track of your payments and do your fair part to pay what is owed once the hearing has occurred.

If you have any questions for the HPTA, you can reach us by email at thehpta@gmail.com



Other

Website

Visit our website at thehptenantsassociation.com/ for community news, resources, and other information. This newsletter is also available electronically on our site.

Donate to the HPTA

You can donate to the HPTA by getting in touch with us at thehpta@gmail.com or bring your cheque or cash to HPTA meetings.

Your donations help the HPTA with essential expenses, such as contracting a paralegal for representation at Landlord and Tenant Board hearings.

Join the HPTA

We are currently in need of volunteers to serve as building reps. If you are interested, please get in touch with us at thehpta@gmail.com