

# The HPTA Newsletter

thehptenantsassociation.com

February 2013 MINTO

## **The High Park Tenants' Association**

### **Tenants to Landlord**

There have been complaints about the work being done to repair the garage underground. The noise has been intrusive. Minto assured us that engineer counsel was used to determine the new location of the hydro demolition trailer. The trailer is now gone but will return in June. Some tenants also complained of the vibration

Some tenants' cars were relocated. A monthly \$10 rebate for these tenants was announced at the Town Hall Meeting on October 18, 2012. Some residents were told they had to request this rebate. The HPTA asked and now clarifies that tenants do not need to apply in writing to benefit from this rebate. It

**TOWN HALL MEETINGS: GIVE INPUT, ASK QUESTIONS, GET THE INFORMATION.**

caused by the machine. We were told that engineers were involved to acknowledge this and find solutions. Tenants are especially concerned about the inconvenience of the garage repairs after going through the balcony renovations. Since we were told that this work is necessary for safety reasons, we have asked Minto for better planning if possible so the same tenants do not go through successive intrusive work to their living conditions. Another area of concerns was the parking stalls relocation.

should be deducted automatically from their parking rent. The HPTA encourages tenants to attend Town Hall Meetings to give input, ask questions and receive information that affects their living conditions.

Two other issues brought to our attention and presented to Minto were:

- Paint and Solvents Smells: Tenants should not be exposed to strong chemicals. There should be tape on entrance doors and on vents

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### **AGI & Rent Reduction**

THANK YOU all for your kind emails thanking us for the AGI and Rent reduction outcomes. We could not have done it without your input and guidance. We also acknowledge that Minto negotiated in good faith. Please remember: sums owed or due are payable by March 21, 2013. The Provincial Rent Increase for 2013 is 2.5%. **Always go on our website for up-to-date information.**

### **Building our Community**

The HPTA supports initiatives that help fellow tenants. Let us know.

### *Super Supper*

Nutritious home cooked suppers (soup, main & dessert) every Wednesday, beginning March 13, 2013 and delivered to your door. Contact Tania for more information 416-459-5525 or [tatiana.dubelsten@gmail.com](mailto:tatiana.dubelsten@gmail.com)

to seal odors. Work should be done before 4 pm when most people are out. Products used should be water-based. Notices should also be posted ahead of time to inform tenants of works. We ask that tenants be vigilant when suites are renovated and report any discrepancy to these measures to the Residents' Service Centre, first. This issue is critical, especially for people with medical conditions. Safety Data Sheets are also available for consultation to verify products' components.

- Coinamatic Price Increase: Tenants were very annoyed at the latest increase, which follows another one that happened last year, because, some tenants wrote, *"the machines are often out of order"; "the driers are dirty: [stains and dust]; "the soap compartments are molded."* Minto is not responsible for this service but

has offered to present these concerns to Coinamatic.

### **Our Neighbourhood**

- The HPTA is helping Vertica tenants fight a 5.8% AGI.
- A rezoning application has been submitted in Jan. 2013 to redevelop Grenadier Square into two 31 story buildings. Tenants renting the town-houses at 51-65 Quebec and 52-66 High Park will have to move. We have received concerns that: *"It would be sad to lose our sunset views"* and that *"the prospect of construction noise for many years [is] quite upsetting."* We encourage everyone to attend the information meeting that will soon take place. There are implications for all of us: facilities use, appearance, traffic, housing density, etc. For information, contact Sarah Doucette 416-392-4072 [councillor\\_doucette@toronto.ca](mailto:councillor_doucette@toronto.ca) or Gregory Byrne (City Planning)

416-394-8238 [gbyrne@toronto.ca](mailto:gbyrne@toronto.ca). A picture of this project is available at [www.grenadierssquare redevelopment.com](http://www.grenadierssquare redevelopment.com) but does not show the two 31 story buildings proposed which is unfortunate.

### **Tenants to Tenants**

Concerns we received that impair other tenants' living conditions:

- Dogs: Licking people on the elevators; not on leash; left unattended and crying during the day or on week-ends.
- Illegal activity: illegal substance smells permeating other tenants' suites.
- Noise at night.

The landlord has responsibilities. So do we. We also create our living conditions.

THANK YOU TO OUR VOLUNTEERS!

Good Neighbourhood Series

## *Making a House into a Home*

by Barbi

**Do you have a story of good Neighbourhood? Send it to [thehpta@gmail.com](mailto:thehpta@gmail.com).**

Since moving from my suburban home to an apartment in the city, what I miss the most is not my larger kitchen or a backyard to play in or the quiet of the empty sidewalks. It's the strong sense of community we had on my street, and the warm greetings I'd exchange with neighbours whom I had grown up with my whole life. Here at High Park Village, I notice that a lot of renters are transient, and my neighbours are constantly changing. That, along with the fact that it's harder to get to know people when you don't spend time hanging out in the hallway as you would out on your front lawn with the chance to see people coming and going, has made it difficult to feel that same sense of warmth and community I felt in my own home. *That's* why I'm so thrilled to see the great events Minto has been putting on to encourage a sense of community and really make High Park Village apartments into a home. Over the past few months, there have been movie nights, a Christmas party with an abundance of food, drinks and music, and even a Valentine's Day card making day! The addition of Christmas lights and lobby decorations during the holiday season put a smile on my face every time I came home after work (and I'm Jewish!). We're a lucky bunch here to live in such a high density area with so many renters and still get to take part in these types of fun, community-building activities. *I* encourage you to come out to these types of events and meet your neighbours! Let's show Minto that we appreciate these gestures and can't wait to see what social events they have in store for us next!