

The HPTA Newsletter

thehptenantsassociation.com

Summer 2012

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The High Park Tenants' Association

RENT INCREASE

Since January 2012, some tenants of the Minto complex have received notices of rent increase of 5.8% from the anniversary date of their rents. This percentage includes a 3.1 % increase determined by the Ontario government for 2012 and a 2.7% increase requested by Minto. Since the 2.7% is added to the percentage determined by the Province, it is an Above Guideline Increase (AGI). Every year the provincial government determines the annual rent increase (last year's rate was 0.7%) and it cannot be altered. Minto has filed an application with the Landlord and Tenant Board to add 2.7% to the 3.1 %. This is the percentage

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BELOW!**

(2.7%) that the HPTA is working to address.

What we have done

We have sought legal advice and retained the services of a paralegal. A negotiating team has been put in place. We will be meeting with Minto in the near future. There will be a general meeting afterwards to update you on the process and how it will affect your rents. At this meeting, our paralegal will explain your

options. We are also requesting a small donation to our defense fund in order to pay our legal fees and expenses. Below is the form to complete and return. Thank you to our volunteers for delivering the newsletter and for collecting the forms!

thehpta@gmail.com

Meeting

A General Meeting for tenants affected by the AGI (Above Guideline Increase) will take place Wednesday September 19, 2012 at 7:00 pm, at the HP Village Fitness Centre; 65 High Park Ave. Important information will be given. Plan to attend.

Volunteers

We are developing a pool of people who want to help with HPTA business. Send us an email with a brief description on how you can help. Some suggestions: treasury, newsletter, secretarial work, volunteer drives, safety, quality of life, environmental issues, social activities, etc.

Did You Know?

The *Community News* tab on the HPTA website lists "happenings" in the community. Let us know if you are organizing an event.

RENT DECREASE

In December 2011, most Minto residents received a notice of rent decrease and a pamphlet from the City of Toronto. To obtain another information package, contact the City of Toronto directly.

www.toronto.ca/housing/rent-lower.htm or call **311**.

What we have done

The HPTA asked Minto to help tenants with this process. In December, a notice was sent to clarify the rent reduction. It also indicated that Minto had filed an application to the rent reduction. Information was

posted on our website. We are looking into this application and will let tenants know of the outcome. Please visit our website regularly. Tenants still have the right to apply the rent reduction. The amount, however, will have to be paid to Minto if it wins its appeal.

LIFE BEYOND RENTS

Some tenants also contact us to share good things.

Cleanliness: the laundry rooms and the lobbies.

Friendliness and kindness: front desk staff at the resident service centre and for the dogs' treats. **Safety:** some of

you are impressed with the number of security guards you see doing their shifts. Lastly, **communication:** a considerable improvement was noted by you of the way Minto, now, communicates with its residents (town hall meetings, postings, individual notices and TV monitors in the lobbies).

This is your newsletter

We welcome your contributions. Drop us a note thehpta@gmail.com.

Les articles en français seront aussi considérés.

<http://thehptenantsassociation.com>

REPRESENTATION FORM 2012

I authorize the HPTA to represent me in negotiating a decrease from the 5.8% rent increase asked by the Landlord (Minto Management Limited). I will enjoy the benefits of the decreased rent negotiated by the HPTA from the anniversary date of my rent; this includes money I may have paid before, towards the AGI.

Please print. My Name: _____ My Suite Number _____

Building: _____ Signature: _____

Here is my donation: Total: \$_____. We recommend a contribution of \$10.00 or what you can afford. Please make cheque payable to the HPTA.

Drop your forms and donations to the following suites: **66 Pacific** (#1511 or #711) - **111 Pacific** (# 1710) - **66 Oakmount** (# 414) - **35 High Park** (# 302 or #305) - **65 High Park** (#102) - **255 Glenlake** (#512) - **95 High Park** (#414)

Townhouses, call (416) 763-2799 for collection of forms and donations.