

# The HPTA Newsletter

thehptenantsassociation.com

SUMMER 2013

## The High Park Tenants' Association

### VERTICA UPDATE

The HPTA was successful in reducing the amount of the Vertica's **Above Guideline Increase** (AGI) for 2013 and 2014. The maximum increase asked by Vertica was 3.90% for these two years. The HPTA negotiated a maximum of 2.40% for the two years with the following break-down: First year (2013): **2.70%**. Second year

applies to the rent. *"If the same Tenant remains in the unit after 12 years (the W.U.L.C.E.), the tenant can decrease his/her rent of the same percentage increase of the AGI."* This information will be in **the order** sent by the Landlord and Tenant Board to you. The order will state the AGI percentage ordered,

### YOUR DONATIONS ARE NEEDED TO FIGHT AGIs.

(2014): **.70%**. Therefore, the maximum rent increase for **2013** is: 2.70% (AGI) + 2.50% (Provincial) = **5.20%**. The maximum for **2014** is .70% (AGI) + .80% (Provincial) = **1.50%**. To continue to fight AGIs, we need your **DONATIONS**. We always hire legal counsel to best represent tenants. Legal fees have increased. Please donate today! (See other side.) *The Weighted Useful Life for Capital Expenditure* (W.U.L.C.E.) retained by the judge is 12 years. **What is that?** It is the duration the AGI

the timeframe to pay it and the W.U.L.C.E. Read the whole order and Schedule 4 carefully and keep it. If you have questions about this order, call 416-645-8080, quoting the file number TSL-24617-12. **Windows** are being replaced at 77 Quebec. The HPTA received positive feedback on the information provided by the notices (Work Details, Window Preparation, Schedule of Events and Fact Sheet). The HPTA appreciates the contingency put in place for

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**Maximum Provincial  
Rent Increase for 2014:  
0.8 %**



**To Change the  
Residential Tenancies  
Act**

- 1) Read the Act.
- 2) Identify parts to change.
- 3) Work with local politicians and other stakeholders.



**Annual General  
Meeting Notice**

Thurs. October 10, 2013  
HPVillage Fitness Centre  
7:00 pm – 8:30 pm  
(65 High Park Avenue)  
**Tenants told us: "Your  
First Mandate is to fight  
AGIs."**



seniors and tenants requiring special attention. The work, however, is deemed intrusive by some. **Water Interruptions** are being monitored by the HPTA. Please note: Galvanized pipes rot. They are being replaced everywhere by copper pipes that are safer and cleaner for water transportation.

## **MINTO UPDATE**

Minto tenants have received notices of a **Second AGI**, in a series of three. The 2013 AGI applied for by Minto is 2.5%. The HPTA was successful in decreasing the maximum 2012 AGI to 1.95% (instead of 2.7%). The rents in our High Park neighbourhood are becoming too high. The HPTA wants the Landlord and Tenant Board to acknowledge this when ruling on AGIs. Some tenants are seniors on fixed income or young couples starting their professional lives. The Residential Tenancies Act does not appear to work in favour of tenants when it comes to AGIs. Volunteers are needed to work to change the Law. As for previous Minto and Vertica AGIs, the HPTA has hired legal counsel and the application file will be scrutinized for discrepancies and legitimate claim expenses. Numerous positive emails were received about the posting of the **Dogs' Policy**. We had received complaints about its implementation and broadcast. Tenants have reported that the **Coinamatic** soap compart-

ments are now being scrubbed and appear clean. Some drums in the driers could be updated. We regret to say that the **Tennis Courts** will not re-open. Extensive renovations are needed for safety and Minto will not renew its lease from the City because of costs. This upsets some tenants who moved in the complex because of this facility. Some tenants contacted us about **Cell Towers**. We communicated their concerns to Minto who later distributed a letter from Rogers. The HPTA spoke to Councillor Doucette. An investigation of cell towers on buildings in this area is under way. A final report will be released at the end of 2013. We asked the Councillor to put the results in her newsletter so all tenants are made aware of them. We also spoke to Peggy Nash. The MPP is looking into this as it is a CRTC Federal responsibility. Both Vertica and Minto tenants are experiencing **Balcony Renovations**. Tenants are frustrated with this intrusive work and lack of enjoyment of their balconies (noise, dust, heat, etc.). **Garage Repairs** continue with the inconvenience of cars being relocated. This process was explained at a town hall meeting on June 18, 2013. Everywhere in the City, there seems to be construction or repair work being done, and the lives of Torontonians are being seriously impaired. Lastly, we received positive comments on the way **Mainte-**

**nance Requests** are now being handled by Adrian K., the new Manager.

## **WHERE TO DROP YOUR DONATIONS**

*Please consider making a donation of \$50, \$20 or whatever you can afford so we can continue to hire legal counsel to fight AGIs! Every dollar counts.*

<u>Buildings</u>	<u>Mail Slots</u>
35 HP	707
65 HP	214
95 HP	414
255 Glenlake	607
66 Oakmount	414
66 Pacific	713
111 Pacific	1710
Townhouses:	(416) 763-7244
77 Quebec	735
40 HP	415

Make cheques payable to the HPTA. Attach the following information to your payment. Please PRINT.

NAME: \_\_\_\_\_  
BUILDING: \_\_\_\_\_  
APT.# \_\_\_\_\_  
EMAIL/ CONTACT INFO.

**Please do not disturb our volunteers**. Push your donations as silently as possible through their slots. THANK YOU TO ALL OUR VOLUNTEERS!

## **GRENADIER UPDATE**

Visit our website (Resource Tab)

Go on our website for update and to know how to help views, infrastructure (subway, roads,

sewage system...) or by exposing you to noise, dust, etc.

**Visit** [highparkcoalition.ca](https://www.facebook.com/HighParkCoalition)

**Sign the petition at**

<http://www.gopetition.com/petitions/stop-grenadier-square-development-of-2-towers.html>

A group of house and condominium owners and renters (including the HPTA) have

created a Coalition to address the proposed two 31-story condo towers, squeezed between already existing high-rises on High Park and Quebec Avenues. The proposed condos would obstruct the views and introduce shadows over the buildings of Vertica and Minto tenants, and overcrowd infrastructure (subway, roads, sewage system, etc.)

**Join the Facebook page** <https://www.facebook.com/HighParkCoalition>. Go to our website to access these links (Resource tab) [thehptenantsassociation.com](http://www.thehptenantsassociation.com)

**Visit** [highparkcoalition.ca](https://www.facebook.com/HighParkCoalition) to learn more about this and ways to help. **Sign the petition** <http://www.gopetition.com/petitions/stop-grenadier-square-development-of-2-towers.html>. **Join the Facebook page** <https://www.facebook.com/HighParkCoalition> to see photographs of what you are enjoying now and what will change. For these links, go to (resource tab).

