

# The HPTA Newsletter

thehptenantsassociation.com

February 2013 Vertica

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

### **Above Guideline Rent Increase (AGI)**

Since November 2012, some Vertica tenants have received notices of a rent increase of 5.5% from the anniversary date of their rents. This percentage includes a 2.5 % increase determined by the Ontario government for 2013 and a 3.0% increase requested by Vertica. Since the 3.00% 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 and it cannot be altered. Vertica has filed an application with the Landlord and Tenant Board to add 3.0% to the 2.5 %. This is the

**DONT' FORGET TO BRING YOUR FORM AND DONATION TO THE MEETING.**

percentage (3.0%) the HPTA wants to address.

### **What Will Happen**

We have sought legal advice and retained the services of a paralegal. A negotiating team will work with the paralegal to reduce the AGI. An AGI meeting will be organized for Vertica tenants. The paralegal will be present at the meeting to explain the AGI process, and to answer tenants' questions.

Please fill the form at the back. Your email address will be added to our mailing list so we can communicate with you quickly and without costs (printing and distribution). We ask for a small donation to build our defence fund and help defray our legal costs.

*thehpta@gmail.com*

### **AGI Meeting**

This meeting is strictly an information meeting on the AGI. No other concerns will be discussed.

**Wednesday Feb. 27, 2013**

7:00 pm to 8:30 pm, at the HP Village Fitness Centre (65 High Park Ave.)

Limited number of chairs. If possible, bring your own.

### **Defence Fund**

Please help us with our legal costs. A donation of \$10.00, or whatever amount you wish to donate, would be appreciated.

**Please bring your form and donation to the meeting.** A collection box will be available.

The HPTA was successful last year in significantly reducing the AGI for Minto tenants.

### **Meeting with Vertica**

The HPTA met with the Regional Manager. Issues brought to our attention were discussed (pigeons, recycling bins location and back doors locked). These issues will be looked into by management.

### **Our neighborhood is changing**

A rezoning application has been submitted (January 7, 2013) to redevelop Grenadier Square. Tenants renting the townhouses at 51-65 Quebec Avenue and 52-66 High Park will have to move. The property owner (High Park Bayview Inc.) wants to build

two 31 story buildings. 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 tenants to attend the information meeting that will soon take place to learn more about this redevelopment. For more information, contact Sarah Doucette, City Councillor 416-392-4072 or Gregory Byrne (Toronto City Planning Department) 416-394-8238 [gbyrne@toronto.ca](mailto:gbyrne@toronto.ca).

A picture of this redevelopment is available at [www.grenadiersquareredevelopment.com](http://www.grenadiersquareredevelopment.com)

### **Tenants to Tenants**

Things we heard that impair other tenants' living conditions:

- Feeding pigeons
- Unattended dogs crying during the day
- Noise at night

The HPTA recommends courtesy and to respect each other's rights to enjoy our homes.

### **THANK YOU!**

A big thank you to our volunteers! Send us an email if you would like to join our team.

[\*\*thehpta@gmail.com\*\*](mailto:thehpta@gmail.com)

This is your newsletter. Drop us a note.

Les articles en français seront aussi considérés.

#### INFORMATION FORM

I am a Vertica tenant. I will benefit from all reductions to the AGI negotiated by the HPTA.

Name: \_\_\_\_\_ Apartment Number \_\_\_\_\_

Please circle your residence: 40 High Park - 66 Quebec - Townhouses

Signature: \_\_\_\_\_

Email address: \_\_\_\_\_

Total: \$\_\_\_\_\_. (If paying by cheque, please make it payable to the HPTA.)

**If you live at the following locations and cannot come to the meeting:**

40 High Park tenants only: Insert forms and donations in Apt. 415's mail slot.

Townhouses only: Please call (416) 763-2799 for pick-up.