

The HPTA Newsletter

thehptenantsassociation.com

WINTER 2014

The High Park Tenants' Association

MINTO UPDATE

***BALCONY RENOVATIONS** at 111 Pacific have started and will continue until August 2014.

***GARAGE REPAIRS** continue until September 2014. FAQ sheets are available at the resident service centre to know how both these works will affect your living conditions: vibrations, noise, dust, variable water pressure, and relocations of cars, bicycles, pet care, a noisy hydro demolition

Pacific and 66 Oakmount received a notice of rent reduction from the City of Toronto. The rent decrease is **0.66%**, from December 31, 2013. Minto is not appealing this reduction. Use the formula in the notice to calculate your rent decrease and to compare it with Minto's. Rent adjustments should include A.G.I. and rent reduction

WE NEED DONATIONS TO FIGHT RENT INCREASES!

machine and jack hammering. Timelines and hours of operations are also provided. Town hall meetings were held for these works. ***A.G.I.** The rate negotiated by the HPTA is **2.50%** (down from the 3.00% applied for by Minto). Minto tenants (affected by the 2013 AGI) pay, therefore, another rent increase of **5.00 %** (2.50% -2013 Provincial rate increase- + 2.50% -Minto A.G.I.). This is not the end of rent increases for Minto tenants. There will be another A.G.I. in 2014, in addition to the provincial increase of 0.80% ***RENT REDUCTION** Tenants living at 255 Glenlake, 111

amounts. If you have not heard from Minto by the end of March 2014, contact their resident service centre.

***POSITIVE FEEDBACK** from Minto tenants: **spotless lobbies; enjoyable morning coffees; friendliness of staff; exemplary removal of snow from sidewalks and pathways, and salting.** It is greatly appreciated by tenants.

VERTICA UPDATE

***BALCONY RENOVATIONS** seem to be taking long at 40 High Park. Work started March 2013. Tenants have not had access to their

thehpta@gmail.com

MISSING VITAL UPDATES ON WHAT IS HAPPENING?

Join our e-mail list!
Send a request to
thehpta@gmail.com



Maximum Provincial
Rent Increase for 2014:
0.8 %



TAC

*The Tenant Action
Committee is now working
to change the Residential
Tenancies Act*



Annual General Meeting Notice

Thursday October 9, 2014
HPVillage Fitness Centre
7:00 pm – 8:30 pm
(65 High Park Avenue)



balconies since. We were told the weather was inclement and concrete repairs were done.

***A.G.I.** The rate negotiated by the HPTA for 2014 is **0.70%**. With the provincial rate of 0.80%, Vertica tenants affected will pay a rent increase of **1.50%** in 2014. This is in addition to the 5.20% paid in 2013 (2.50% provincial + 2.70% Vertica A.G.I.). ***WALKWAYS:**

Some complaints were received re. the clearing of snow and the salting of sidewalks and pathways.

***DOGS:** Some tenants are asking that the City By-law be respected by dog owners to reduce canine incidents. ***EMERGENCY PHONE NUMBER:** Tenants are asked to monitor the response time when calling the emergency number and to report problems.

***GARBAGE & RECYCLING BINS:** For health and safety reasons, we are documenting alleged overflowing of bins. We are asking tenants to photograph these bins (with dates) when they witness overflowing. ***POSITIVE FEEDBACK** from Vertica tenants: **communication** (notices on all floors); **maintenance** (done promptly); **new mats** (in lobbies and elevators); and at 77 Quebec: **new superintendent's work**, and for having the **soap compartments replaced**, in the washers.

COMMUNITIES You have told us what you think makes a community: the people you see; who you meet regularly; and who has become a familiar face. Here are your comments. *"Removing live-in superintendents (also called building managers) is disappointing".*

"Cleaning staff rotation among buildings changes the tone of a building, especially for the shut-ins and retirees." "Are tenants expected to report missing bulbs, holes, leaks and other matters, previously handled by superintendents?" "Who comes to check things when there is no work scheduled in a building?" "Not knowing who enters your suites causes uneasiness and safety concerns." We have reported these concerns to Minto. Here are their answers.

***Building managers:** We were told each building still has a designated manager (except for 66 Pacific). Their job description now also includes their areas of expertise, used on the entire HPV property. They continue to do the regular walk through to spot problems. There are now six live-in managers. Four maintenance technicians and a coordinator have been added. ***Cleaning staff** rotates to give a varied perspective to their cleaning experience. (Some tenants have expressed support for this initiative.)

***Who enters your suite?** We were told: A Minto employee who has been trained opens the door and closes it when work is completed. Contractors, however, can be left in the suite to do the work. Tenants who suspect foul play should report it to Minto in writing, and, if stealing is involved, should gather proofs and contact the Police immediately. We will continue to monitor these changes.

COINAMATIC The comments received were overwhelmingly negative. *"The washing cycle is shorter but more expensive. "The washers' drums are smaller and wash*

smaller loads." "An undemocratic principle: to be forced to use liquid instead of powder detergent." "The washers are withdrawing more money from the cards than needed (a reported \$8.00 on a tenant's card.)

"The dryers are not drying as many clothes." "Poor design – The bending needed to load the washers ". "The open lint compartment dirties your clean clothes when you remove them from the dryers." "The ergonomics: not older folks' friendly." "Two machines were out of service the week they were installed." There was also some rudeness experienced by a tenant who contacted the call service centre after hours. Like you, the HPTA is puzzled. Why not continue with the quality of Maytag? We timed the cycles. We looked at the soapy water or lack thereof. The machines are larger and seem less efficient than the Maytags. The HPTA would have made suggestions if asked, knowing the needs of tenants. Your concerns were communicated to both landlords. Please check your amounts carefully when using your Coinamatic cards.

To fight A.G.I.s, donate at:

Buildings Mail Slots

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 cheque payable to the HPTA

(Please indicate name, building, suite #, and email address.)

