

# 45 Dunfield Avenue Tenants' Association Members Meeting

Tuesday September 1, 2015 at 7pm

<b>Type of meeting</b>	Members' meeting
<b>Co-Chair (facilitating)</b>	Mark Henick
<b>Co-Chair</b>	Karni Baum
<b>Treasurer</b>	Jim McCarthy
<b>Secretary</b>	Dana Bergquist

**Meeting started at:** 7:05pm

**Meeting ended at:** 8:07pm

**Number of Tenants in attendance:** approx. 35

*Italics:* Notes taken by secretary at meeting

*Red italics:* Items requiring follow-up

## Agenda Items:

### Welcome | Mark | 2mins

- Approx. 5 tenants attending today's meeting for the first time

### Paralegal Introduction & AGI | Dan McIntyre | 15mins

- Will likely be several months before hearing will be held about the Above the Guideline Increase (AGI) AGI is part of Ontario law
  - o Landlords may charge whatever they want in rent when a building opens or 12 months after the last rent increase.
  - o If the Torontonians were a co-op, there would be money set aside to make major repairs or renovations, as opposed to increasing rent as Shiplake is doing now.
  - o Shiplake is asking for a 2.85% increase above the guideline of 1.6% totaling 4.45%.
  - o If Shiplake's documents are valid, the renovations could equal a 2.85% increase request.
  - o Main reasons for AGI:
    1. Riser replacement (equates for approx. ½ of AGI). Basically, a riser is what makes hot and cold pipes function properly.
    2. Heating system retrofit
    3. Smaller items: Parcel locker, plumbing, plumbing fixture replacement and other minimal items (these will not equate to much of a difference in rent increase) but will be things examined.
- Main technique to deal with AGI is with mediation before the formal Hearing at the Landlord and Tenant Board.
- Rent Reduction Appeal by Shiplake - Taxes typically equal 20% of rent. Shiplake is saying that taxes are 15% of rent. Meaning, while rent is going up, taxes are going down.
  - o Dan advises that tenants should not wait to reduce rent related to the tax reduction, but start reducing rent now (by .55%). It is possible that we may owe Shiplake money after their appeal has gone through; so, consider setting aside extra money (i.e. 10\$/mo) to pay Shiplake after appeal has been ruled on.
  - o Dan advises same with AGI (rent increase). Only pay an extra 1.6% now and set aside some \$ to pay Shiplake outstanding difference after the AGI has gone through.
  - o Tenants will have 60 days to pay Shiplake after AGI. There is no interest incurred on this.

- Mark stated that heating was replaced with a system that is much more efficient; therefore, Shiplake will be saving money in the long run on this upgrade.
- Tenant proposing that a survey could be passed around to take a poll of common issues.
- Mark states if you have repair issues, after submitting a work-order, also bring these to the Tenants' Association, so that a log can be kept on repair concerns.

### **Tenant Questions/Concerns**

*Q: Heating system needed fixing for a long time. How is it ok to now charge us for this?*

*A: This fits the criteria of capital expenditures. (Unless it is found that there has been neglect from Shiplake).*

*Q: Is there a limit to how often a landlord can increase rent?*

*A: In theory, no. Shiplake can increase rent again next year, if desired, based on Provincial guidelines (currently 2% for current tenants) and whatever they want for new tenants but only once every 12 months*

*Q: By law, does Shiplake have to replace heating, etc. every so often?*

*A: By law, landlords only have to make sure everything works. No scheduled upgrades are mandatory.*

*Q: My unit did not have heating replaced; therefore, should I have to pay an increase?*

*A: If you mean you are not getting heat then advise the landlord with a Work Order and if there is not an improvement you can call City Hall at 311. The law dictates that a unit has to be 21 C. Whether you have to pay the increase related to capital improvements is still to be determined.*

*Q: Other tenants report that units are too hot year round*

*A: Ensure that all problems are submitted in writing to landlord.*

### **Finances | Jim | 3mins**

- To date, Tenants' Association has collected \$1,075.00
- Spent \$390 so far
- More will be needed moving forward as we will have to pay the balance of paralegal fees for a Hearing at the Landlord and Tenant Board plus If we are unable to come to an agreement with Shiplake for compensation about the 2 towers being built, we will have potential costs of appeals at the Ontario Municipal Board and/or the Landlord and Tenant Board.
- This costs more money.
- Jim requests tenants to contribute \$, if haven't so far.

### **Tenant Questions/Concerns**

*Q: What are we short financially, in the short term?*

*A: \$700-\$1,000*

### **Development & Shiplake | Mark | 10mins**

- Another development (not Shiplake property) proposed for where Scruffy Murphy's is.
- Another development proposed for Lillian & Soudan.
- Tenants' Association executive committee meeting with Shiplake representatives on September 2, 2015.
- *Tenants are encouraged to think about what they would like, in terms of compensation for upcoming developments.*
- Toronto and East York Community Council's review of the final Planner's report and recommendations for Shiplake's development proposal has been moved from this September to November. This may or may not have an impact on Shiplake's estimated start for construction of Summer/Fall, 2016, but we really don't know with any certainty, until full approval comes through.

### **Tenant Questions/Concerns**

*Q: When are the trees on Torontonion property coming down?*

*A: Unsure. Approval is still needed.*

*Q: Tenant raising concern with wind management with new buildings.*

*A: This issue needs to be investigated. Tree placement is supposed to help with this.*

*Q: Tenant raising concern with common space used for neighbourhood dogs (back green space). Can this be addressed in development?*

## **45 Dunfield Avenue Building Update I Karni**

**Laundry Room** - Duct cleaning to be done on September 10, 2015. The laundry room will be closed on this day until work has been completed. Notice will be posted in advance. Our cleaners are spending more time in laundry room cleaning inside / outside of machines.

### **Tenant Questions/Concerns**

*Q: Will they be also cleaning up to the outside vents?*

*A: Need to inquire about this*

*Q: Tenant concerned that tenants have been washing pet items in washers. Pet hair is left behind and getting on everything. Is there a rule about this?*

*A: Will look into this.*

**Rogers Security Camera in Front Lobby** - – Rogers in process of installing new equipment that will allow all residents with Rogers boxes to view front vestibule and channel 998 or 988. The equipment that was in place was old analog equipment.

- *New equipment should be up and running in a few weeks*
- *Bell subscribers are supposed to get this security feature, as well.*

**Recycling** –We currently do recycling here. Jay will follow up with city to ensure we are doing all we can.

- *There should be no cost associated with this. Unsure about compost capabilities.*
- *Have asked Jay to give “welcome bags” to new tenants (that can be used to take out recycling).*

**Security and Emergency Contacts** –Jay will meet with Olympus Security to review everything this week. Phone numbers have been updated on the Torontonians Website. Phone numbers will be distributed to all current and future tenants once Olympus meetings are over.

- *Hopefully will be distributed in next 30 days.*

### **Tenant Questions/Concerns**

*Q: Will plaques at entrance of building be updated?*

*A: Karni will verify that these are current.*

*Q: Tenant concerned that there is not enough concierge or security coverage in front entrance.*

*Q: Can we clarify what security and concierge roles are? Hours of availability, etc.*

**Front Sliding Door** – Shiplake is getting quotes this week. Will inform us when construction will begin.

- *To occur, for sure, before winter months.*

**Access button in Basement Level** – Will discuss with Shiplake at next meeting. Karni will update the website if there is any news.

### **Tenant Questions/Concerns**

*Q: The basement (P1) level also has a step up into the garage. This is not accessible*

*A: Will raise this concern to Shiplake*

*Q: Can we adjust the “door closer” hinge on the doors so that doors don’t slam? (parking garage doors, stairwell doors, garbage shoot doors).*

*A: Will inquire about this.*

*Q: Lights in driveway off Dunfield ave are not functioning at night.*

*A: Will inquire about this.*

## **Flea Market & Bake Sale | Karni & Dana | 10mins**

### **Flea Market:**

Set up is at 9:00 am

\$10 per table per day

What you sell is yours

Bring a chair to sit on

Price things before so you are not rushed

Try to price things in currency amounts. \$1/2/5/10/20.....

Get a float of at least \$100(suggested) in .5, .10, .25, 1, 2, 5,

Assume people will pay with large bills

Unless it's pouring rain we are still going ahead

We are accepting donations to the TA table

Bring down all donations by 9:00am Saturday, or speak with Karni

- *If you cannot bring donations for TA table on day of market, we can store your stuff.*

You are responsible for setting your table up and taking it down and putting it away

- *Karni has sent emails to tenants that have signed up with instructions.*
- *Unsure of size of tables. Tables coming from Shiplake.*
- *Can sell anything that is legal*

### **Tenant Questions/Concerns**

*Q: Can we use Service elevators to transport our goods*

*A: Will look into this*

### **Raffle:**

There will be a raffle for prizes from the neighborhood

- *4 prizes, so far. Will be canvassing for more prizes.*

Tickets are \$ 1 each

We will draw at the end of the day on Sunday

Contact the winners via e-mail or phone

### **Tenant Questions/Concerns**

*Q: Can the TA sell raffle tickets before the flea market, in case people are unable to make it to the market?*

*A: Yes, we will set this up. Will notify how.*

### **Bake Sale:**

All baked goods need to be handed in by Thursday September 10 between 4pm to 10pm to unit **2120**

Need the recipe for allergy purposes

Need the name of the baked good

We will be selling most baked goods for \$1

Cookies are .50 each or 3 /\$1 Large Cookies \$1-2

We will have bags so that people can choose the cookies they want

We will cut the cakes and serve them on a plate with saran wrap. Do not slice your cakes/brownies/pies

All money raised will go to the Tenant Association.

### **Dana:**

### **Volunteer needs:**

Seeking volunteers for flea market for 3 things:

1. Day of market/garage sale, we need help to help selling items at the TA table and Bake table:
  - a. 2-4 hour shifts (10-12; 12-2; 2-4)
  - b. More help needed on Saturday
  - c. You will not need to manage \$\$

2. Next Wednesday/Thursday (Sept 9/10):
  - a. Need people to post flyers in the neighborhood, on lamp posts/telephone poles
  - b. Need people to put flyers in mailboxes on Soudan or any other area they can/ If it says no junk do not put the flyer.
3. Day of market, need volunteers to put up signs in the morning (~9am) and take down signs (4pm) within in 1 block radius

If you volunteer, you may have a baked good of your choice...for free!

If available to volunteer, either:

- Sign-up at concierge desk
- Email [45dunfieldta@gmail.com](mailto:45dunfieldta@gmail.com)
- Provide name/email at end of today's meeting

### **Tenant Issues & Questions | All Members | 15mins**

*Questions and issues were raised throughout meeting. No additional questions or issues at this time.*