



The Torontonians
Tenants'
Association

April 2017

Update Newsletter

Development will begin April 28, 2017

The Pool will be closed as of April 3 2017

Visitor Parking will be closed as of April 3 2017

Compensation package will take effect May 1, 2017

The Gym will be closed for one week (April 3 – April 7) to fortify the south wall.

If you received a letter showing your negotiated rent reduction please note that the rent reduction starts as of May 1, 2017.

The cheque for \$200.00 is yours to spend as you wish.

2017 has started off with bang or a lot of noise at 45 Dunfield. It starting with the garage repairs in October 2016. We have had our balconies waterproofed and bricks replaced and now the 17 and 15 lines are having their balconies repaired and the new railings attached.

You DO NOT need to remove your air-conditioner from your balcony when your balcony repairs come up.

You can request the use of a locker once your balcony repairs begin to store the things from your balcony. There is a limited number of lockers, so its first come first serve.

If you have pigeon netting on your balcony, please let Elizabeth at the concierge desk know. Your netting will be replaced when your balcony repairs are completed

Unfortunately, we will not be receiving any compensation for these disruptions. We will most likely receive an Above Guildline Increase (AGI) to pay for the upgrades and work. We currently have over \$ 1,600.00 in the bank. Challenging an AGI costs \$1,000.00 to hire a paralegal to represent us at the Landlord Tenant Board, so we are prepared for one AGI currently. We will be receiving an AGI for the balcony work once all the balconies are completed in early summer next year.

We would like to add \$1,500.00 more to our bank account over the next 12 months. This will cover the balcony repairs AGI (possibly a second AGI) and still leave something in our pot for a rainy day. Therefore, we will be having a membership run to get new members on board and to renew lapsed memberships.

Compensation Package Information

You should have received a cheque for \$200.00 for the purchase of an air conditioner. When we negotiated for our compensation we brought up that with all the dust and dirt and noise we will not be able to keep our windows open and in the hot months we cannot be expected to live like that. That is why the \$200.00 was earmarked for an air conditioners. If you do not need an air conditioner you do not have to get one. The money is yours to do as you wish. Whatever your purchase with the money is yours to take with you should you move.

Some of you would have also received a note with the amount of your compensated rent decrease. Please note that the reduced rent amount will start on May 1, 2017. Therefore, in April 1, 2017 you will still be required to pay your full rent.

When your yearly rent renewal notice comes, you will see the exact amount your rent will be increasing. You will be required to add that amount to the current reduced rent you’re paying. For example:

Current monthly rent	\$ 1,500.00
Compensation rent reduction amount	\$ 100.00 –
New rent amount as of May 1, 2017	\$ 1,400.00
Yearly rent increase	\$ 50.00 +
New total rent due after renewal	\$ 1,450.00

Development Information

We have posted the blueprints to the Lillian Park towers on our website in the “*Development*” section. As well, we posted the compensation package that we negotiated, voted on by you and approved. Down in the basement by the laundry room there is a new bulletin board. This board will have the most up to date information about the ongoing construction.

Yoga Room

We are getting a yoga room. Its located in the basement level across from the entrance to the gym. If you are a certified yoga instructor and are interested in holding classes in the yoga room, please contact Elizabeth at the concierge desk with your details. Exact details as to how the yoga classes will work have not been finalized yet. Stay tuned.....

We will be holding our second Annual General meeting (AGM) in May 2017. All the current Tenants' Association board positions will be up for renewal. If you are interested in joining the executive board you must be a member in good standing (payed membership fee) and be willing to donate about 20-30 hours of your time from May 2017 to May 2018. More information to come.

The membership fee for the 2017-2018 year will be \$10.00 per person. If you have received this newsletter, then your membership will renew in May 2017. I hope that you will continue to support us by maintaining your membership.

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www.45DunfieldTA.com



PLEASE PRINT

Name: _____

Unit #: _____

Phone: _____

Email: _____

If you have e-mail, please provide it so we can save paper.

For my 2017/2018 membership fee, I would like to contribute:

\$5 _____ \$10 _____ \$15 _____ Other: _____

Cash/Cheque Enclosed: _____ Email/Online Payment: _____

www.45dunfieldTA@gmail.com

* Fees are **not** tax deductible *

Return this form with payment to Unit 519