

Torontonian Tenants' Association Annual General Meeting

Tuesday, May 15, 2018

Current Executive: Anne Hayes, Ryan Nicholas, Jim McCarthy, Kathleen Armstrong, Roma Del Bel, Debbie Malinowski, Carolyn Cybulski, Margaret Walker, Pamela Robinson

Approximately 25 members came to the meeting.

1. Chair's Report

Current executive in effect since last October 2017

Rent SafeTO

- Came into effect in June 2017
- All rental buildings were inspected by the end of December 2018. Shiplake says that they passed with flying colours. They refused to share the inspection report with us but all reports will go online shortly for the public.
- Legislation gives us standards to measure the efficiency in the building.
- Contact RentSafeTO on 311 to report infractions.
- According to the new legislation Shiplake has mounted a second bulletin board by the laundry and posted the cleaning schedule. This schedule is quite extensive and we doubt that only the 2 cleaners will be enough to complete all the tasks required/ Also, the state-of-good-repair capital plan is missing.

Newsletter

- Elizabeth was supposed to produce a Newsletter to tenants by the end of last month, April, and we are still waiting.

Standard lease is now law and is in effect.

- The standards are mandatory and cannot change.
- Landlord cannot tell you that you can't have pets, guests, not to smoke in your apartment.
- A copy of it is on our website.
- Proof of insurance: If Landlords request proof of Insurance, tenants **must** comply.
- Only applies to new leases and not renewals.
- Older tenancy agreements may contain conditions that are no longer legally enforceable. (See bullet point 1 above.)

-Tenants getting relief from the last AGI will see this rebate finish at the end of August 2018. Lease renewals show rent without rebates. Make sure you get new confirmation of your rent with the rebates that you are entitled to.

-Pool money or pass will last until the new pool is operational.

Fundraising: we did very well with our Bake Sale & Membership Drive on April 15, more than \$1,100.00. We are contemplating another bake sale before Christmas.

Communication

- Gmail has been merged into just one Gmail account: torontoniancommunication@gmail.com
- Facebook has been revamped.
- You can now find us on Twitter.

All-candidates meeting on May 30, 2018, for our Riding of Toronto–St. Paul’s

- At Yorkminster Park Baptist Church, information will be sent to members and posted in the elevators .
- This meeting is being organized by the newly formed Toronto–St. Paul’s Tenants’ Associations Network. You will have the opportunity to learn where your Provincial candidates stand on today’s Tenants’ issues, such as AGIs.

AGI process

- With a potential new Provincial government, Tenants’ issues might not be on top of the agenda.
- TTA has recently sent letters to the Minister of Housing and the current MPP requesting a legislative review of the AGI process that would address our concerns. We received a standard reply from the Minister stating that no changes were in the works and a more understanding response from our MPP.

2. Research Report from Jim

- Garage work/flood repairs & hallway renos/caulking & waterproofing/balcony work will all result in AGIs, according to Shiplake representatives.
- The original building permit estimated balcony work to cost about \$1.9 million, which would amount to possibly an increase of 1% or more.
- We are presently talking to a Paralegal to assess the feasibility of applying to the Landlord & Tenant Board for remediation.
- We need to decide what we want and how should any money or rebates be shared? Previous surveys indicate that some type of rent abatement is the preferred option.
- How any money or rebates would be allocated is to be determined.

Above Guideline Rent Increase

- Shiplake must notify tenants 90 days in advance of rent increases (AGI). Tenants don’t have to pay until an AGI application is approved by Landlord and Tenant Board but will be responsible to pay retroactively for any approved increases.

- The Federation of Metro Tenants' Association administers the Tenant Defence Fund Grant Program, which provides for up to \$1,000 to challenge an AGI. Previously the Torontonians rents were too high for us to qualify.
- Now with higher rent criteria we need 30 (probably long-term) members with rents under or at the levels that will let us qualify for the Grant. This will be determined when we get the next AGI application since it will contain information on all units & their associated rents.
- We are in the process of accessing needed information through a Freedom of Information request for documents justifying the work done on various areas of the building that are part of the potential AGI request from Shiplake.
- Jim to find out how soon after the work has been completed Shiplake will have to submit the application for AGIs.

3. Thank you to volunteers from Kathleen

General thank-you to all members who helped over the past year, especially at the April 15 Bake Sale & Membership Drive.

Executive welcomes advice and help in all forms – computer aid, delivering flyers, providing research, referrals to paralegals and other professionals, recommendations on how to proceed based on experience in engineering, law, etc. Emphasis on fact that the TTA is only as good and as strong as its individual members, everyone pitching in however they can.

4. Financial Report

- Ryan is leaving us as Treasurer. He has been a most valuable asset to the Association.
- We currently have \$4,100 in the bank.
- Membership fee is \$10. Tenants are encouraged to give more if they can as we need to grow our war chest.

5. Thank you to Current Executive Members

- Chair: Anne Hayes
- Treasurer: Ryan Nicholas
- Secretary: Pamela Robinson
- Members at large:
 - Membership: Kathleen Armstrong
 - Tenants' Concerns: Roma Del Bel
 - Community Liaison: Margaret Walker
 - Website: Debbie Malinowski
 - Communication: Carolyne Cybulski
 - Consultant/Research: Jim McCarthy

6. Election of Executive Committee

- Chair: Anne Hayes
- Treasurer: **To be determined**
- Secretary: Pamela Robinson
- Members at large:
 - Membership: Kathleen Armstrong
 - Tenants Concerns: Roma Del Bel

- Community Liaison: Margaret Walker
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7. Questions/Concerns

- For tenants entitled to replacement pigeon-guard nettings – request the heavy gauge!
- Construction hours – results of survey: maintaining same hours – 7am to 5pm weekdays, no work on weekends
- Air conditioners: can we approach Shiplake to ask for free installations or a group rate on A/C installations?
- Issue of pending marijuana legislation: tenants smoking in their apartments are problem worrying all Landlords.
- Cannabis Act comes into effect on July 1, 2018.
Not much to be done, but we can engage Shiplake in conversations.
- Dirty windows and terrible condition of balconies
- We will ask Shiplake to clean windows