

General Tenants' Association Meeting Minutes

November 22, 2017

7:00pm

Meeting Minutes

Recorded by: Aishah Best

1. Introduction of the new Executive Committee.....Anne

Anne will chair the Executive Committee until the General Meeting in the spring.

Roma to continue with the Communications

Kathleen to continue with Membership

Ryan is treasurer

Jim rejoin the Executive on Research

Margaret to continue as Member-at-Large

Aishah to be secretary until February

Karni continues to assist with the Website and with Facebook

The members present approved of the executive by a show of hands.

2. Membership.....

We have 107 registered members

3. Treasurer's Report.....

We have \$2700 in the Bank

4. Applications for compensation for building repairs and renovations....Jim, Roma

Remediation Forms were handed out to members at the last meeting. The forms are to be used by Members who want to get some form of compensation for loss of enjoyment of their homes and the discomfort from the noise, the dust at the result of the work being done on the balconies, the water proofing and repairs.

We did not get very many responses which led us to believe they were too complicated so they have been simplified. They were emailed out and handed out last week.

You must fill out the forms and hand them in for us if you have issues. We need feedback to build a case so that we can approach Shiplake.

If they say no to compensation – we may want to hire someone to take the matters to the Landlord and Tenant Board. It will depend on the responses.

5 AGI update.....Anne

We filed a Freedom of Information request to get the Engineers report for the work on the balconies. We need to see the justification for the work being done. Shiplake will not share with us.

The Province has done some adjustments to the AGI process that does not go far enough. If the landlord has an increase in municipal taxes they cannot include that on an AGI.

Josh Matlow chairs the City Tenants Issues Committee and is lobbying the Province to make substantial changes to the AGI process, including that Landlord should retain 10% of their income for capital maintenance projects and that the Province maintain a registry of AGI and the end date of each AGI. At present approved AGIs appear to on and on.

On behalf of the Tenants' Association we will be sending a letter opposing AGIs to the Ontario Ministry of Housing, and to our MPP Eric Hoskins.

We explored the idea that tenants send their own letter to the municipality voicing that they do not want the AGI and that it is an unfair process.

A sample letter could be posted on the website and anyone interested could also send their own version.

Shiplake must give a 90 day notice of their intent to apply an above guideline increase. Usually they do it after all the work is done. They can also do it mid project.

6-Short-Term Rental update.....Anne, Jim

We sent a letter to the 2 City Committees involved stating that we object to having the short-term rentals (Airbnb). The City should come up with a new legislation by the end of the year.

We know that some apartments in this building are rented as Airbnb. Shiplake has stated in the past that we should notify them if we are aware of this and they would take appropriate action. Tenants should keep notes of their complaint and of the response.

Olivia's Housing corporations is also using several apartments for short-term rentals. Shiplake doesn't consider them Airbnb – it is more a relocation service?

5. RentSafeTO.....Anne, Margaret

RentSafeTO is now law.

All rental buildings of more than 3 floors and 10 tenants had to register by October 31st and annually.

Landlords must pay a fee per unit annually. All buildings will be inspected by the end of the year. If deficiencies are identified they must be remediated in a reasonable time or the Landlord will be fined up to \$100,00.00.

Landlord must also have written plans for the following:

- Pest management
- Waste management and Requirements
- Cleaning Plan and Requirements
- Licensed contractors for plumbing, heating etc.
- Record keeping and communication

These plans must be made available to tenants and potential tenants upon request.

Contacts for the RentSafeTO are:

Phone: 416-396-7228

Email: rentsafeto@toronto.ca

Website: www.Toronto.ca/RentSafeTO

Other Issues Raised:

- Shiplake needs to clean all the windows. They are caked with dirt from the caulking and water proofing.

Laundry:

- Designate machines for pets only
- Signs up in the laundry room for rules and procedures
- Many dogs hover in the lobby often unleashed– it is a concern for tenants who are uncomfortable around dogs.

These issues will be raised at our next meeting with Shiplake.

-Tenants' Insurance

All tenants must have home insurance for their own protection.

It is also a condition in their lease. Greenwin and Shiplake did not enforce it therefore after the flood they found out that many tenants did not have their own insurance

They recommended Best Buy after their broker researched the best deal.

This is only a helpful suggestion, no one is obliged to use Best Buy.