

## Torontonian Tenants' Association

### Minutes of Annual General Meeting

Wed., November 1, 2023    Media Room    7 p.m. to 9:30 p.m.

Exec members present: Anne Hayes, Kath Armstrong, Wendy Steepe; Jim McCarthy (consultant)

Members present: 28

#### 1. Welcome to the Meeting

The Chair stated the purpose of the meeting was to elect a new Executive. If no one present was nominated and elected from the floor at this meeting, the TTA would be closed down.

#### 2. Financial Report

Jim McCarthy noted that, as of October 25 the TTA has \$5,791.59 with 90 current members and petty cash of \$53.15. Expenses for the year so far (May 1 to Nov. 1) have been \$1,441.78, mostly for the paralegal re: 2 pending AGIs and photocopying. Bank charges are \$3.75 a month for the account. Any member can request a complete accounting from Jim ([jamesottoman@aol.com](mailto:jamesottoman@aol.com)).

#### 3. AGIs Update

Jim summarized the notice posted on the TTA website on the 2 Above Guideline (rent) Increases –

**a.) Balconies -- 2.27%.** Affecting 498 units – to take effect as of April 1, 2020. (Will be deferred for 2 months at time of each lease renewal per previous TTA agreement with Shiplake.) The deferral was challenged in the submission to the Landlord and Tenant Board (LTB) by Shiplake's paralegal but corrected when he realized he was wrong.

**b.) Roof membrane & A/C in elevator room – July 16, 2021 = 1.37%.** To take effect as of Nov. 1, 2021.

Amortization period for the roof has been changed from 15 years to 20 years.

Both applications still await decisions by the LTB, which has a backlog of 30,000-plus cases.

LTB hearings are no longer in person: rulings are based on written submissions only from landlords and tenants.

The TTA was unable to negotiate directly with Shiplake. If the allotted increase is less than Shiplake requested, Shiplake will have to reimburse those tenants that have already paid the AGI. The TTA uses a paralegal for all AGI negotiations.

Interested members can contact Jim about the challenges of using the LTB portal and new file system.

#### **4. Thank-you to outgoing members**

Anne thanked Wendy Steepe, Carolyn Cybulski, Kath Armstrong, Kilian Braga -- and Pam Robinson, who kept the TTA going in 2021, through COVID. And a special thank you to Jim McCarthy who has been indispensable in keeping on top of all the issues during the last 7 years.

#### **5. Recognizing members who have stepped forward as Members at Large**

- Scott Davis as website administrator
- Richard Goodine and Marc Cohen as membership coordinators
- Bill Robinson as monitor of City committees

#### **6. Request for Nominations from the floor**

- Denise O'Malley-Farrell, Co-President, and
- Deborah England, Co-President/Secretary
- Mike Lapadat, Treasurer

##### *Members at Large*

- Richard Goodine, Facebook & Social Media
- Andrea Robinson volunteered to help with occasional jobs.

Each volunteer was acclaimed unanimously. The outgoing Exec will meet with the new Exec team on November 10 and be available for consultation.

#### **7. Other**

- o A member in absentia submitted 3 proxy forms and 2 printed-out documents to be recorded in the Minutes regarding the election process.
- o Jim noted that Shiplake has been asked about our tenants' lack of access to the rooftop barbecue area on 44 Lillian. Josh Matlow's office agreed with Shiplake. Waiting for an answer from the Planner for Toronto and East York after asking that office to look at the Section 37 Agreement and respond.

Questions? Suggestions? Let us know!

At the [torontonianscommunications@gmail.com](mailto:torontonianscommunications@gmail.com)

Visit the TTA's website, at [45dunfieldta.org](http://45dunfieldta.org)!

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