



**Updates since last newsletter following the TTA
executive meeting with Shiplake on March 24, 2025**

Lilliam Park Rooftop Patio

Shiplake is waiting for the City to provide a response. Andrea will follow up. She confirmed the rooftop has a capacity for 75 to 80 guests and is divided into sections. One of those sections includes four BBQ's.

Constant Buzzer issues

New ButterflyMX System in place. Now multiple numbers can be registered on the system for different tenants in the same unit. The person must be a lease holder or listed occupant. Costs would not qualify for AGI application.

Heating Dates on/off dates

Turned off on June 1 and turned on again on September 30. However depending on the temperature fluctuations these dates may change.

Media Room Renovations concerns and cost

Andrea felt the cost of the Media Room upgrade would not qualify for an AGI. New folding chairs and a table will be stored in the closet in the Media Room.

Potential Upcoming AGI's - UPDATE

- 1) Laundry Room AGI - An AGI has not been applied for yet. The total costs are still in review. Shiplake will enquire as to whether Sparkle is paying for any of the renovations due to the fact they get all the revenue from the machines.
- 2) Front entrance waterproofing and landscaping AGI - An AGI has not been applied for yet. The total costs are still in review. No more information was provided.

Communications for Shiplake – Suite Renovation notices, Pest Control

- We expressed our frustration at how the communication was sent in relation to the entire building pest control treatments was unacceptable. Shiplake praised the tenants for their response and said their reports of pests have reduced greatly since as a result of the entire building treatment.
- Currently renovation notices are only posted at the elevator banks on the specific floors, and the floors above and below where the work is taking place. We told them this was not enough. That units either side, directly above, below and opposite should get individual notices about renovations, like we used to get in the past.
- We were informed that they would continue to post on the floor the one above and below. That they could start to email units either side, directly above, below and about renovations; this will save the concierge being away from the desk to drop letters off.



Volunteers can contribute as little or as much time as you would like.

What is the TTA

- A group of your neighbours elected by you to represent 45 Dunfield Tenants.
- Assists with concerns related to both individual units and common areas. Appeals against unfair AGIs (Above Guideline Rent Increases).
- Keeps you informed of news in our building and community.
- Meets with Shiplake to discuss Tenant concerns.

Cost of Membership

- \$10.00 per person per year - by cash, cheque to UNIT 1016, or e-transfer to the TTA email account. torontoniantenantscommunications@gmail.com

Questions? Suggestions?

Let us know!

Visit the TTA's website, at 45dunfieldta.org
Follow us on Facebook: The
Torontoniantenant Association

**Stay tuned for a date for our
member recruitment table in the
lobby of 45.**



Smoking Memo – What to do if a neighbour is smoking cigarettes or marijuana.

- Since 2018 the smoking By Law came into affect in proximity to residential and commercial buildings. Shiplake added a smoking clause to all new leases after this date. However people living here before 2018 do not have this clause in their lease.
- If a tenant is smoking next door or on your floor in their unit or on the balcony and it is affecting you, Shiplake suggested emailing the Concierge desk right away. If it is before 11pm the Concierge can come up to the floor and address the situation immediately.

E – Bikes

- Shiplake said they are not allowed inside or upstairs. It was suggested if we see residents with them or on their balconies to tell the Concierge.
- They also mentioned in the warmer months they will be doing a bike audit. They are also looking into a bike locker system with fob access where these e-bikes/scooters can be stored securely.

New Capital Plan

It will be posted shortly to board in basement.

Elevator upgrade planned for late 2025 into 2026 & 2027. Two will have an emergency generator. Only one elevator will be upgraded at a time.

Any other business

Package delivery training procedure is required for new Concierge. Multiple packages have been delivered without the tenant getting notified.

Compost pick up is Mondays and Thursdays. On those days the compost door in the garbage area will be locked and the dumpster will be placed to the left of the back entrance ready for pick up.

IMPORTANT: Tenant Accessibility Evacuation Assistance

Residents who require assistance leaving the building in case of an emergency evacuation are requested to alert Concierge today.

Shiplake keeps a list that is stored in the fire panel which is provided to Toronto Emergency Services in the event a building evacuation is required. This list is updated periodically.

They need your:

Name

Unit number

Phone number

Reason for assistance

(for example you use walker/cane, have mobility issues, medical condition, are partially sighted, hard of hearing etc.) Or a temporary injury.

The expiry date for assistance if it is temporary.



Volunteers can contribute as little or as much time as you would like.

What is the TTA

- A group of your neighbours elected by you to represent 45 Dunfield Tenants.
- Assists with concerns related to both individual units and common areas. Appeals against unfair AGIs (Above Guideline Rent Increases).
- Keeps you informed of news in our building and community.
- Meets with Shiplake to discuss Tenant concerns.

Cost of Membership

- \$10.00 per person per year - by cash, cheque to UNIT 1016, or e-transfer to the TTA email account. torontoniantenantscommunications@gmail.com

Questions? Suggestions?

Let us know!

At the
torontoniantenantscommunications@gmail.com

Visit the TTA's website, at
45dunfieldta.org

Follow us on Facebook: The
Torontonian Tenant' Association

Stay tuned for a date for our member recruitment table in the lobby of 45.