



**Updates since last newsletter following the TTA  
executive meeting with Shiplake on October 7, 2025**

**Bike/E-Bike Storage at 44 Lillian**

- Christine confirmed tenants at 45 can still use the existing bike racks. But they are not recommended for e-bikes.
- No update on e-bike charging stations.
- Extra fobs for bike storage area only are available free to lease holders and registered tenants. Contact Concierge to get one.
- Christine confirmed discussions are ongoing with Head office to allow multiple fobs for other amenities for suites with multiple tenants.
- There is a limited number of fobs. They come from New Zealand.

**Post Pool hours and cleaning schedule**

- Pool and gym opened from 6am to 11pm, 7 days a week
- Cleaning of change rooms will occur in morning unless there is an issue.

**Landscaping Dunfield side**

- Shiplake will look into moving a bench from the grass area to front patio
- A designer has been hired to review landscaping and add more pet friendly areas.
- According to Shiplake rainwater run-off has been fixed.
- Turf area is pressure washed twice a week.

**Non-Smoking Notice**

- Shiplake is working towards a non-smoking building. Cigarette butt receptacles will not be installed. As per City Bylaws smoking within 9 meters of the entrance is not allowed.
- Shiplake confirmed no-smoking clause in leases after 2018. Tenants should reach out to the concierge to report any smoking related issues.

**AGI's for Laundry Room, Waterproofing and Landscaping**

- No update

**Elevator replacement schedule**

- No update



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](mailto:torontoniantenantscommunications@gmail.com)

**Questions? Suggestions?**

**Let us know!**

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

Follow us on Facebook: The Torontoniantenant Association

**AGM date is Tuesday  
November 4 2025. Media  
Room, Basement of 45 at 7  
pm**



## Communications

- Christine will create a communication and post when there are new staff at 45.
- Christine confirmed the Exhaust Fan Repair Notice should have been clearer. No action was required by tenants. All work was done on the roof.
- In response to the June 24<sup>th</sup> emergency power shutdown by Toronto Hydro, Christine has agreed to create standardized notices and announcements to ensure tenants are provided clear information and a reminder elevators will not work. Signs will be posted at the front and back entrance. A back up phone line has been installed at the Concierge desk that will work when the power goes out.

## 8. Roof Top/BBQ Access

- The door to the roof is locked and there is a camera. Access and use of the BBQ's is scheduled through RentCafe. All other access is controlled by the concierge at Lillian Park.
- Depending on weather, the Roof Top closes after Thanksgiving

## 9. Post new Capital Plan Schedule

- Current posting on the basement board is from March 24, 2025. Shiplake to provide updated document and confirm if TTA can receive a copy.

## 10. Other Business

- The card table in the Media Room cannot be repaired and will be replaced. There is a white table that can be used in the meantime.
- Until all staff are trained should a work order go missing please send an email directly to Christine with details for her to investigate.
- Maintenance Requests: Each repair should be reported separately on its own maintenance request.

## 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.



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