MEMBER FORUM 5

February 24th 2019

TODAY'S TOPICS

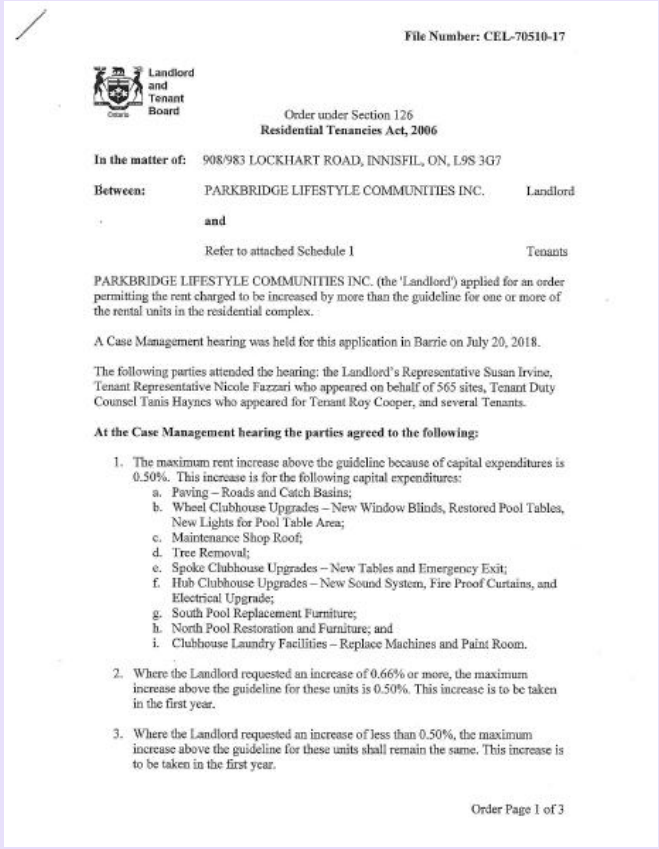
- What are all these letters?
- Legal Matters
- Winter Maintenance
- Hydro Rates Petition
- Phone Directory
- 2019/2020 Association Board
- Q & A

WHAT ARE ALL THESE LETTERS?

- In the following slides we will try to clarify what each one means

ABOVE GUIDELINE INCREASE #2

- This was applied for in October 2017
- It was heard at the Landlord & Tenant Board in July 2018 & a reduced increase was negotiated
- This is simply the official Order from the Landlord & Tenant Board confirming what happened at the hearing
- It is a legal requirement that you receive it
- **YOU DO NOT HAVE TO DO ANYTHING ABOUT IT**



File Number: CEL-70510-17

Landlord and Tenant Board

Order under Section 126
Residential Tenancies Act, 2006

In the matter of: 908/983 LOCKHART ROAD, INNISFIL, ON, L9S 3G7

Between: PARKBRIDGE LIFESTYLE COMMUNITIES INC. Landlord

and

Refer to attached Schedule 1 Tenants

PARKBRIDGE LIFESTYLE COMMUNITIES INC. (the 'Landlord') applied for an order permitting the rent charged to be increased by more than the guideline for one or more of the rental units in the residential complex.

A Case Management hearing was held for this application in Barrie on July 20, 2018.

The following parties attended the hearing: the Landlord's Representative Susan Irvine, Tenant Representative Nicole Fazzari who appeared on behalf of 565 sites, Tenant Duty Counsel Tanis Haynes who appeared for Tenant Roy Cooper, and several Tenants.

At the Case Management hearing the parties agreed to the following:

1. The maximum rent increase above the guideline because of capital expenditures is 0.50%. This increase is for the following capital expenditures:
   a. Paving – Roads and Catch Basins;
   b. Wheel Clubhouse Upgrades – New Window Blinds, Restored Pool Tables, New Lights for Pool Table Area;
   c. Maintenance Shop Roof;
   d. Tree Removal;
   e. Spoke Clubhouse Upgrades – New Tables and Emergency Exit;
   f. Hub Clubhouse Upgrades – New Sound System, Fire Proof Curtains, and Electrical Upgrade;
   g. South Pool Replacement Furniture;
   h. North Pool Restoration and Furniture; and
   i. Clubhouse Laundry Facilities – Replace Machines and Paint Room.

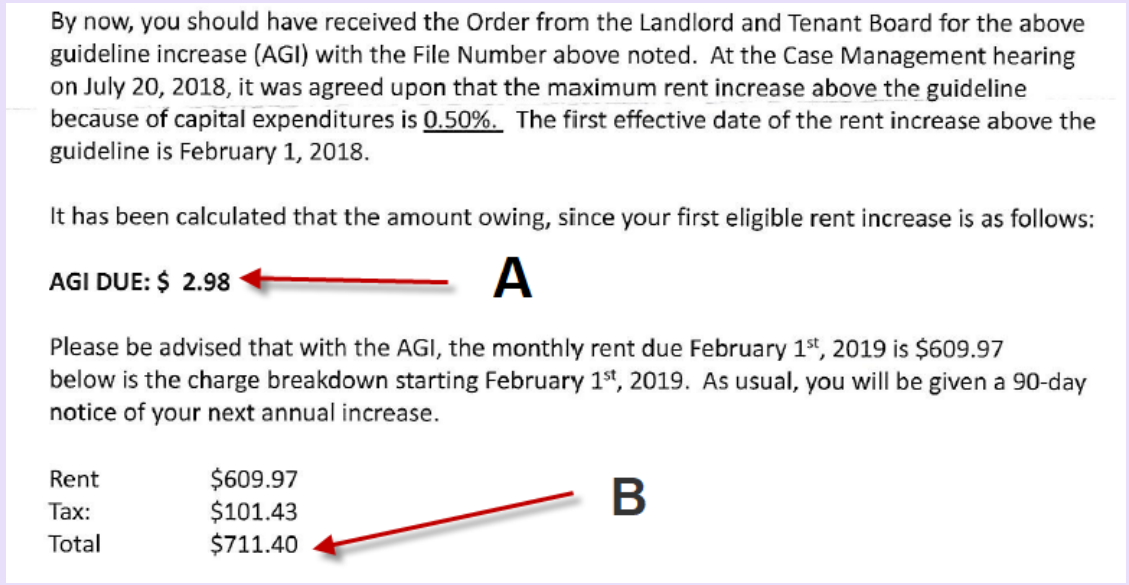
2. Where the Landlord requested an increase of 0.66% or more, the maximum increase above the guideline for these units is 0.50%. This increase is to be taken in the first year.

3. Where the Landlord requested an increase of less than 0.50%, the maximum increase above the guideline for these units shall remain the same. This increase is to be taken in the first year.

Order Page 1 of 3

ABOVE GUIDELINE INCREASE #2

- You will recently have received a notice from Parkbridge that looks something like this
- NOTE: The numbers will be different on your notice - this is an example only



By now, you should have received the Order from the Landlord and Tenant Board for the above guideline increase (AGI) with the File Number above noted. At the Case Management hearing on July 20, 2018, it was agreed upon that the maximum rent increase above the guideline because of capital expenditures is 0.50%. The first effective date of the rent increase above the guideline is February 1, 2018.

It has been calculated that the amount owing, since your first eligible rent increase is as follows:

AGI DUE: $ 2.98 A

Please be advised that with the AGI, the monthly rent due February 1st, 2019 is $609.97 below is the charge breakdown starting February 1st, 2019. As usual, you will be given a 90-day notice of your next annual increase.

Rent	$609.97
Tax:	$101.43
Total	$711.40

B

WHAT IS AMOUNT "A" ?

- The AGI increase is retroactive
- 90 days before your "anniversary" date in 2018 [or January 2019] you received notice that the increase had been applied for TO BE EFFECTIVE from that anniversary date
- For this AGI that can be anywhere from 1 - 12 months
- AMOUNT A is your AGI monthly increase x the number of months applicable to your anniversary date
- THIS IS A ONE TIME AMOUNT

WHAT IS AMOUNT “B” ?

- AMOUNT “B” is your new REGULAR monthly payment with the AGI increase included

SO WHAT WILL YOU BE PAYING?

- Your February payment was Amount A PLUS Amount B
- Amount B is your monthly payment starting March 1st
- NOTE: This will change again on your anniversary date when the Guideline Increase for 2019 [1.8%] is added

WHAT YOU MIGHT SEE IN 2019

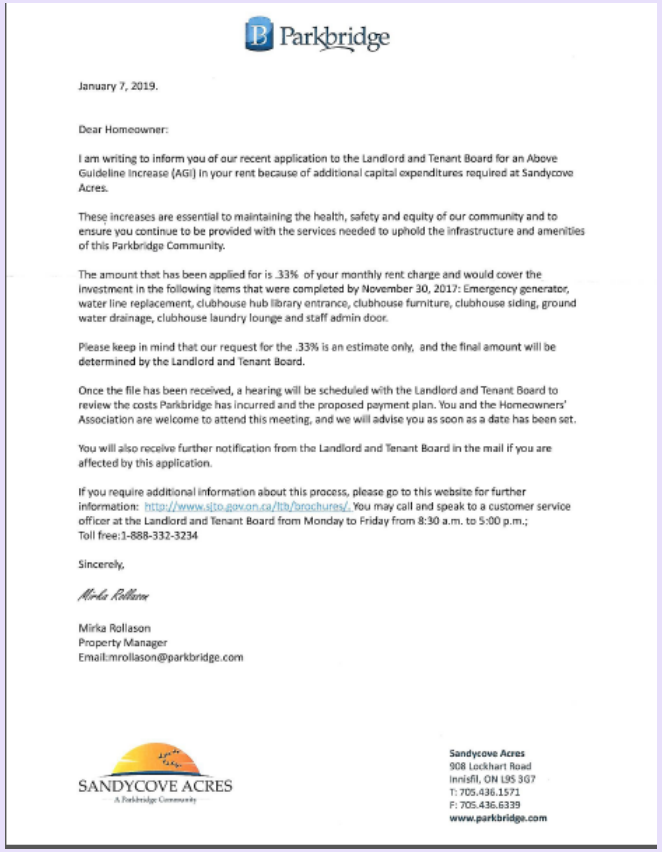
- CAUTION: YOUR ANNIVERSARY DATE ALSO AFFECTS THE CHANGES
- For example if your anniversary date was February 1st the 2019 GUIDELINE INCREASE was included in the amount paid

WHAT YOU MIGHT SEE IN 2019 – MOST CHANGES EXAMPLE

January 1st 2019	Up from December 2018 – Property Tax
February 1st 2019	Up from January 2019 – Above Guideline Increase
March 1st 2019	Down from February 2019 – Above Guideline Increase
June 1st 2019	Up from May 2019 – Guideline Increase
September 1st 2019	Can be Up or Down from August 2019 – Property Tax

ABOVE GUIDELINE INCREASE #3

- We all received this notice – basically just a "heads up" from Parkbridge



Parkbridge

January 7, 2019.

Dear Homeowner:

I am writing to inform you of our recent application to the Landlord and Tenant Board for an Above Guideline Increase (AGI) in your rent because of additional capital expenditures required at Sandycove Acres.

These increases are essential to maintaining the health, safety and equity of our community and to ensure you continue to be provided with the services needed to uphold the infrastructure and amenities of this Parkbridge Community.

The amount that has been applied for is .33% of your monthly rent charge and would cover the investment in the following items that were completed by November 30, 2017: Emergency generator, water line replacement, clubhouse hub library entrance, clubhouse furniture, clubhouse siding, ground water drainage, clubhouse laundry lounge and staff admin door.

Please keep in mind that our request for the .33% is an estimate only, and the final amount will be determined by the Landlord and Tenant Board.

Once the file has been received, a hearing will be scheduled with the Landlord and Tenant Board to review the costs Parkbridge has incurred and the proposed payment plan. You and the Homeowners' Association are welcome to attend this meeting, and we will advise you as soon as a date has been set.

You will also receive further notification from the Landlord and Tenant Board in the mail if you are affected by this application.

If you require additional information about this process, please go to this website for further information: http://www.sjto.gov.on.ca/ltb/brochures/. You may call and speak to a customer service officer at the Landlord and Tenant Board from Monday to Friday from 8:30 a.m. to 5:00 p.m.; Toll free:1-888-332-3234

Sincerely,

Mirka Rollason

Property Manager
Email:mrollason@parkbridge.com

SANDYCOVE ACRES
A Parkbridge Community

Sandycove Acres
908 Lockhart Road
Innisfil, ON L9S 3G7
T: 705.436.1571
F: 705.436.6339
www.parkbridge.com

90 DAYS BEFORE YOUR ANNIVERSARY DATE YOU WILL GET THIS NOTICE

RE: Explanation of attached N1 Notice of Rent Increase

Please review the attached N1 Notice of Rent Increase.

Here is a breakdown of what you need to know, and how the rent increase will affect you:

- A 1.8% Guideline Increase **(GI)** that has been set by the Ontario government has been added to your current rent effective **May 1 2019.**
- Parkbridge has applied to the Landlord and Tenant Board for an Above Guideline Increase **(AGI).**
- The proposed **AGI** amount is **.33%** for capital expenditures that were required for emergency generator, waterline replacement, clubhouse hub library entrance, clubhouse furniture & siding, ground water drainage, clubhouse laundry lounge, staff admin door.
- Please keep in mind that these are estimates only, and the final amount will be determined by the Landlord and Tenant Board. You will be advised in a separate letter of this process.
- **You are not required to pay more than the GI until the hearing is completed and the order is issued.**
- If the AGI is approved later than the effective rent date **(May 1, 2019)** you will receive a subsequent letter from Parkbridge detailing any amounts owing

Summary of Current and New charges:

Charge Description	Current Charges as of Jan 1, 2019	New amounts with GI (1.8%)	New amounts with pending AGI (2.13%)
Rent	$784.02	$798.13	$807.01
Property Tax *	$190.43	$190.43	$190.43
Total	$974.45	$988.56	$997.44

*New estimated tax rate as of January 2019

Please do not hesitate to contact me at your convenience if you have any questions or concerns, or require further information.

Your New Rent

On ___May 01, 2019_____ your rent will increase to ___$807.01___ per ___month___.
This rent includes the basic rent for your tenant unit, plus any amount you pay separately to your landlord for services.

Explanation of the Rent Increase

This is a rent increase of: ___$16.83___ **per** ___Month___ **or** ___2.13%.___

Shade one of the following:

[ ] This rent increase is less than or equal to the rent increase guideline and does not need approval by an order under the *Residential Tenancies Act.*

OR

[X] This rent increase is more than the rent increase guideline, but:

1. ___The rent increase has been approved by an order under the *Tenant Protection Act* or the *Residential Tenancies Act.*
2. _x_ The rent increase must be approved by an order under the Tenant Protection Act or the Residential Tenancies Act. I have applied to the Tribunal or the Board for a Rent Increase Above the Guideline.

WHAT ARE WE DOING ABOUT IT?

- We have applied to Parkbridge for the application documentation
- Our Legal Committee will examine every item claimed by Parkbridge for its validity
- We will also obtain legal advice as a further check
- We will obtain legal representation for the hearing when it is scheduled

LEGAL MATTERS

- Lease Renewal – Month to Month
- Post Lights

LEASE RENEWAL

- It appears that Parkbridge are behaving inconsistently as to whether leases will be renewed or simply become month-to-month leases
- We have therefore discussed this with our legal advisor
- We are advised that there are no negatives for you in becoming month-to-month – your lease terms remain exactly the same & your rights – in particular assignment – continue
- There is a question about lease registration still being researched

POST LIGHTS

- As with lease renewals, Parkbridge are inconsistent on fixing Post Lights
- Our legal advice is that this is 100% Parkbridge's responsibility ALTHOUGH there may be an exception if the CURRENT resident has changed the wiring
- We will support a test case with the Landlord & Tenant Board

LEGAL MATTERS - GENERAL

With constantly changing Parkbridge policies we feel it necessary to obtain legal advice more often than in past years.

We have committed to this in spite of the costs involved

WINTER MAINTENANCE REVIEW

WE WANT YOUR INPUT SO THAT WE CAN REVIEW WITH MANAGEMENT AT A MEETING NEXT WEEK

HYDRO RATES PETITION

- The Umbrella Group petition was delayed due to [a] the situation with MPP Jim Wilson who was a strong supporter for the EXPANSION of rent control as introduced by the last government and [b] the change in Rent Control legislation introduced by the Ford administration - the latter causing concern that further changes may be coming
- The petition therefore now addresses both issues
- It has been sent to the following:

HYDRO RATES PETITION

- Doug Ford – Premier.
- Greg Rickford - Minister of Energy
- Carolyn Mulroney – MPP
- Jim Wilson – MPP.
- Andrea Kanjin – MPP.
- Michael Harris Jr. – MPP.
- Rosemarie T. LeClair, Chair & CEO – Ontario Energy Board.
- Brian Hewson, VP Consumer Protection – Ontario Energy Board.
- The MPP's listed represent the communities involved

HYDRO RATES PETITION RESPONSES

From Doug Ford <premier@premier.gov.on.ca>
Subject **An email from the Premier of Ontario**
To John Bicknell

Dear Mr. Bicknell:

Thanks for getting in touch with me on behalf of the Parkbridge Umbrella Group sharing the concerns of your communities. I appreciate having this opportunity to hear what you have to say.

The people of this province have put great trust in me, and I'll make certain that our government always puts people first and respects Ontario's hard-working taxpayers.

I note that you have also sent a copy of your letter to the Honourable Greg Rickford, Minister of Energy, Northern Development and Mines. I'm sure the minister will take your views into consideration.

I have also sent a copy of your letter to the Honourable Raymond Cho, Minister of Seniors and Accessibility, and the Honourable Steve Clark, Minister of Municipal Affairs and Housing, for their information.

Thanks again for contacting me.

Doug Ford
Premier of Ontario

c: The Honourable Greg Rickford
The Honourable Raymond Cho
The Honourable Steve Clark

PHONE DIRECTORY

HAVE YOU FILLED OUT YOUR WAIVER FORM?

PHONE DIRECTORY

- The Directory is in final testing & loading data
- The planned availability date is March 15th
- It will be available through your browser - web address will be distributed when all is final and verified
- Unlike the printedbook it will be updated on a regular basis – so you need to decide which method suits you.
- AND OF COURSE YOU CAN UPDATE YOUR ENTRY AT ANY TIME

PHONE DIRECTORY

- The Directory is accessed through your Browser
- Once you see it you can “Find” a name, print a hard copy or save it on your device. Putting the Directory on Favourites/Bookmarks is a good idea
- These three features have been tested on the following Browsers:
  - Internet Explorer
  - Edge
  - Chrome
  - Firefox
  - Safari [tested only on an iPad]

2019/2020 BOARD OF DIRECTORS

At our AGM in June the Board of Directors will be elected for 2019/2020

HAVE YOU CONSIDERED SERVING OUR COMMUNITY?

Please give it some thought – our role is ever more critical as Parkbridge continues to change conditions & policies – Contact any Director for more information