



Happy
Holidays



Hi, it's that time of year again. We would like to say Season's Greetings and wish you and your family Happy Holidays and hope for peace and happiness in the new year.

HIGHLIGHTS OF THE NOVEMBER 27TH MEETING

Our next meeting will be **Jan. 8th 2002** at the Albion-Heatherington Recreation Centre, 1560 Heatherington Rd. at 7:30 pm. We are hoping to have a lawyer present to discuss aspects of the Tenant Protection Act and to answer any questions. We will also be discussing the possibilities of filing application with the Ontario Rental Housing Tribunal, forms T1 Tenant application for a rent rebate, T2 application about tenant rights, T3 Tenant application for Rent Reduction, T6 Tenant application about maintenance. Other applications and information will be discussed or made available. We will also be in contact with the City of Ottawa, Property Standards Division to discuss matters relating to the Buildings. We also hope to have a copy of the current Property Standards Act.

In our last meeting (Nov 27th) we discussed a number of issues.

1) Proposed 5.9% increase – we recommended you don't pay the 5.9% increase until it is approved by the Tribunal. Put the increase amount aside until it is approved or asked for by the Tribunal. This does not mean not paying your rent. You still pay your rent. If the Tribunal agrees to the 5.9% increase, you will be responsible for paying the difference from the date the Tribunal agrees to. So don't spend this money. Put it away.

2) Do not accept any verbal agreement with Osgoode. You should write down all complaints and

requests and include in your letter that you request a written response. Keep a copy of your letter and send a copy to the Osgoode head office as well.

3) Snow plowing of parking lot and pathways and entrances. Last year the plowing was pitiful to say the least. Hopefully, this year it will be better.

4) Fence on covered parking. I guess if we have to clean snow off our cars it could be one more reason to be included in an application for a rent reduction form T3.

5) Interest request on last month's rent deposit – you are entitled to receive payment of 6% every year for the interest on your last months rent deposit. Gayle Latreille claims you must request this even though it is an offence to fail to pay the tenant interest on the rent deposit when requested.

6) Document everything. Take pictures, write notes, include dates of any complaints. It will make it a lot easier if you have to go to the Tribunal.

(More)

IMPORTANT PHONE NUMBERS

Office	(613) 731-5766
Emergency	(613) 729-0656
Security	(613) 567-2737
Tribunal	1-888-332-3234

NEWSLETTER

Other issues discussed were the missing numbers on each floor, lights in elevator not working, deodorizing machines in garbage rooms, sending letters to the Ottawa Citizen and Stephan Greenburg of Osgoode Properties, odors in buildings, 24 hours notice to be given before entering your apartment, except in case of emergency. We would like to invite a representative of Osgoode Properties Ltd. to our next meeting.

In our last inspection of the buildings on Dec 6th and 7th we noted that the following items need attention:

2975 Building

Floors, carpets dirty all floors
Stairwells filthy
Hole in ceiling 12th floor
Exit light 5th and 15th floor not working
Garbage on 15th floor
14th floor some lights out
Floors 1 and 2 hole in stairwell wall
Elevator A indicator lights out
Elevator B doesn't stop sometimes

2995 Building

Exit lights on 1st and 9th floor not working
Hole in wall 6th 7th and 12th floor ceiling
Fire extinguisher missing 14th side A 12th floor side B 3rd floor side B
Lights out on some floors
Elevators not cleaned very well
Indicator lights not all functional
Basement – filthy & stained carpets
Graffiti on walls on 14th & 15th stairwell
Garbage in some garbage rooms
In both buildings the walls are filthy

There are 32 offences in the Tenant Protection Act that apply to residential tenancies

An offence may be reported to the Investigation Unit of the Ministry of Municipal Affairs and Housing. The Investigation Unit can be contacted by calling toll free 1-888-772-9277 or 1-416-585-7214.

In my opinion you should report an offence to the Investigation Unit and apply to the Ontario Rental Housing Tribunal as the Tribunal and the Investigation Unit do not inform each other of an offence.

For more information on offences, regulations, or the Tenants Protection Act visit their web site at www.orht.gov.on.ca or call the Tribunal toll free (24 hours a day) 1-888-332-3234 or come and see us. We will offer as much information that is available.

We have received numerous complaints regarding the cost of parking and other issues that we will be sending a petition and application to the Tribunal and the Investigation Unit. In our next newsletter, a letter will be attached that is optional to fill out and returned to us. It will be sent as a petition to the Tribunal and the Investigation Unit.



WE NOW HAVE A WEB SITE

<http://j.r.kee.tripod.com>

Tenants Association email address:
tenants_assoc45@hotmail.com

