



WELCOME TO THE OAKS!

We would like to welcome the new tenants to the Oaks. The Tenants Association is here if you need it! It provides information on your rights as tenants and helps if you have a problem that can't be resolved by you and the landlord or if there is a problem taking an unreasonable amount of time to be resolved!

Here are some of our accomplishments:

- 1) Improvements in the cleaning of the buildings, picking up garbage in the buildings and on the grounds.
 - 2) Monthly fire alarm testing. We are waiting to see when this will take place!
 - 3) Having the *in case of emergency* fire signs placed back on each floor.
 - 4) Helping influence the departure of the previous Property Manager.
- We are still working on:
- 1) Fighting the proposed 5.9-6.9% rent increase from last year, we are awaiting a hearing date from the Tribunal.
 - 2) Replacement of tiles on bathroom floors from when they replaced the toilets. Some tenants have been waiting approximately 16 months.
 - 3) Improvements in cleaning and maintenance, including garbage and smell!
 - 4) Increased security.

NEXT MEETING

Our next meeting will be on Tuesday, Sept. 10th at 7:30 pm in the party room of the 2975 building. The back door of the party room will be open.

GENERAL NEWS

I spoke to Carlo the Property Manager approximately a week ago. Here is a brief summary:

- The recycle boxes are not going to be put back on the floors.
- Repairs are being done within 3 days of receiving work orders - except at the end of the month when the staff is busy cleaning and redoing vacant apartments.

In our discussion Carlo stated "recycle boxes would not be put back on each floor" because it

(Continued next page)



VISIT THE OAKS TENANTS ASSOCIATION WEBSITE

<http://l.r.keo.tripod.com>

We are currently upgrading our webpage and placing our current and archived Newsletters as PDF files to download.

Tenants Association email address:
tenants_assoc45@hotmail.com

IMPORTANT PHONE NUMBERS

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

NEWSLETTER

GENERAL NEWS

(Continued)

would keep the supers away from other repairs and cleaning of the buildings and grounds. He also claimed tenants should be more responsible by putting garbage down the garbage chute instead of leaving it in the garbage room on each floor, so the Supers won't waste time putting people's garbage down the chute.

If tenants are leaving garbage on the floors in the garbage rooms, please put your waste down the chute. Thanks.

We feel the buildings are now understaffed. Since the buildings were purchased by Osgoode Properties, we have seen a reduction in services and building standards deteriorate. Repairs to units are taking too long. They have reduced staff from 3 supers 2 cleaners and a groundskeeper to 3 supers who also clean the buildings.

We are sending a form with this newsletter for you

to complete and return to the Tenants Association – NOT TO THE OFFICE! This form will be forwarded to our legal representative to determine if repairs are being done promptly, during a reasonable length of time or as promised.

Please include on this form how long you have been waiting for repairs.

Please place these forms in the mailbox of apartment 108 in the 2995 and 2975 building.

FIGHTING THE HIGH COST OF RENT

We are organizing a march to fight the high increases in rent, re-establish rent controls, and for changes in the Tenant Protection Act. This march will be province-wide with marches in all cities and towns. More details will be provided in our next newsletter.



**We need your support at our meetings.
Don't forget to attend on September 10.**

Maintenance Questionnaire - Apartments

Apt.:

Name:

KITCHEN	Excellent	Satisfactory	Repairs Required
Plumbing			
Electricity			
Stove			
Fridge			
Taps			
Cabinets			
Walls			
Pests			
Other			

General Comments:

BATHROOMS	Excellent	Satisfactory	Repairs Required
Plumbing			
Electricity			
Shower/Tub			
Toilet			
Taps			
Cabinets			
Walls/Tiles			
Pests			
Other			

General Comments:

LIVING AREA	Excellent	Satisfactory	Repairs
Floors			
Windows			
Ceilings			
Walls/Plaster			
Lights/Outlets			
Buzzers			
Locks			
Balconies			
Closets (Doors)			
Pests			

General Comments: