



High Park Tenants' Association

AGI and Balcony Waterproofing Updates

Updates for tenants in Minto buildings across the HPTA:

Case Management Hearing - Above Guideline Increase

Dear HPTA Members,

This is an update to the Case Management Hearing that took place on June 7th, 2022 at 9:00am EST between Minto Properties INC. and 111 [Pacific Avenue](#), 66 [Oakmount Road](#), and 255 [Glenlake](#).

The file number: TSL-98076-18

We are pleased to inform you that nearly all tenants will have their Above Guideline Increase (AGI) reduced to 2.75%. Pro rata reductions to be applied as follows:

- 3.75% to 2.75%
- 3.73% to 2.75%
- 3.69% to 2.75%
- 3.60% to 2.75%
- 1.37% to 1%.

This reduction is a result of the HPTA's detail-oriented review of the landlord's submitted capital expenses. The reduction resulted from the removal of the following:

- Removal of Corridor & Lobby expenses – \$1.6 Million

- Removal of Garage Shoring expenses - \$124,000

The Landlord and Tenant Board will provide an official notice within the next month. Once this is received all outstanding monies from either the landlord and tenant will be required to pay within 4 months of the notice.

As a reminder, it is important for tenants to attend these hearings if they are available. A strong show of support from our members strengthens our case.

The HPTA would like to thank Drew Harvie for his review of the AGI request, Safia Lakhani from Iler Campbell for representing the HPTA during the case hearing, and all tenants that attended the case hearing to provide their testimonies.

Balcony Waterproofing Project

We are aware of concerns raised by Minto tenants at [255 Glenlake Ave](#) about the recent announcement of a waterproofing project that will limit access to their balconies. We are reaching out to Minto to discuss the project, mitigation of disruption to tenants, proper notice and clarity on the specific time of disruption to each unit.

Members will be updated by the HPTA and/or Minto soon after we are able to meet.

Complaints Reporting Protocol

Do you have a complaint about a maintenance or safety issue? *Do not reply to this email.* Instead, please follow the complaints reporting on our website [found here.](#)



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