



Antrim Glen Homeowners Association
104 Glenarm Circle, Freelton, On L8B 1A5

UPDATE REGARDING PENDING APPLICATION FOR AN ABOVE GUIDELINE INCREASE (Feb. 7, 2023)

Further to the eBlast of January 23, 2023, the Board met on January 31, 2023 to discuss how to proceed with regards to Parkbridge's application for an Above Guideline Increase. Some points for consideration:

1. Even though we don't like it, we believe Parkbridge is within their legal rights to make application for this AGI. We do believe aspects of the AGI are challengeable. A challenge if successful would serve to mitigate the amount of the rent increase.
2. The process requires a hearing. Parkbridge are required to appear in front of the tribunal to substantiate their request for an AGI. At that hearing we are entitled to substantiate why we don't think the AGI is justifiable. The tribunal then will make a decision as to the validity of the application and how much of a raise in rent it will approve.
3. When will this hearing take place? We do not know. When the hearing date is determined we are to be notified. When it was last checked the backlog of pending tribunal hearings was in the neighbourhood of 18 months. Hopefully this won't wait that long, but an immediate hearing does not appear likely. But we certainly should have sufficient time to make the community fully conversant with the implications of the AGI and to develop our strategy for a response.

So where do we go from here:

1. We believe it would be helpful to strike a committee to evaluate and determine strategies going forward. We have residents who have lived in the community for many years and have in-depth knowledge of how rent and maintenance fees were collected prior to the change in government policy that brought land-lease communities under the Landlord and Tenant process. As well we have residents with knowledge of their leases. If you have this kind of knowledge and would be interested in working with the Board in regards to the AGI, then please let us know by submitting an email to liaison@theglennet.com.
2. This committee, once struck, may consider involving legal counsel. If you know of a lawyer who has strong knowledge of how land-lease communities function, then please pass the name of the lawyer onto the committee, again at the liaison@theglennet.com email address.
3. We will need a community meeting:
 - for educational purposes as this is a complicated subject and residents need to understand both our rights and Parkbridge's rights.
 - to approve any recommendations the committee suggests.
 - if we decide to seek legal advice, this would involve costs, which would require community approval.

I personally believe we can wait for the Glen to re-open to conduct this meeting, but that we will have to see how things proceed.

Regards
Gary Cline, Chair
On Behalf of the AGHA Board