



YOUR EXECUTIVE

President ♦ Anthony MacFarlane (Unit 39)
 Vice President ♦ Paulette Elie (Unit 87)
 Secretary ♦ Martin McGrenere (Unit 39)
 Treasurer ♦ Brenda Pineo (Unit 25)
 Director ♦ Brad Hurst (Unit 68)

COMMUNITY NEWSLETTER

Our Tenants Association exists to protect our rights, improve our living conditions, and foster a stronger, more informed community here at Southwest One. To do this effectively, we need to keep communication clear, accurate, and documented.

Why We Ask for Written Communication

Written communication—whether by email, letter, or our online contact form—ensures:

- **Accuracy** – Your questions, concerns, or requests are recorded exactly as you send them.
- **Accountability** – Having a written record helps us follow up properly and ensures nothing is overlooked.
- **Transparency** – We can share accurate updates with the community and track progress on issues.
- **Consistency** – Important details aren't lost in verbal exchanges or phone calls.

How to Contact Us

You can reach the Southwest One Tenants Association through any of the following:

- **Email:** info@sw1ta.org
- **Online Form:** <https://sw1ta.org/contact/>
- If you have a concern, suggestion, or question, please send it to us in writing through one of the above channels. Should you not have a computer, please put this in writing and drop off to one of the executive. This helps us help you—efficiently and effectively.

Together, we can make sure every tenant's voice is heard and every concern is addressed.

Thank you for your cooperation and for being an active part of our community.

Code of Conduct for Members and Executives

The Southwest One Tenants Association (SW1TA) exists to represent and support the interests of tenants, foster a strong sense of community, and work collaboratively to improve our living environment. To ensure fairness, respect, and effectiveness, all members agree to abide by the following Code of Conduct:

Please click on link below:

<https://sw1ta.org/code-of-conduct-for-members-and-executive/>

Community Corner

Check out our newest addition to the website!

We will be profiling photos from community events and news!

If you have any photos from events you took and would like them added please send them to info@sw1ta.org stating which event they are from

<https://sw1ta.org/community-corner/>

Rent increase guideline

The rent increase guideline for 2026 is 2.1%.

- **Annual Guideline for 2026:**

The maximum allowable rent increase for most tenants in Ontario without Landlord and Tenant Board (LTB) approval is **2.1%**. This percentage is set by the provincial government and limits how much rent can go up in a 12-month period.

- **Who It Applies To:**

The guideline covers the majority of private residential rental units regulated under the *Residential Tenancies Act, 2006*, including:

- Rented houses, apartments, basement apartments, and condominium units
- Care homes (for the rent portion only)
- Mobile homes and land lease communities

- **Possible Exceptions:**

A landlord can apply to the LTB to raise rent above the 2.1% guideline for specific reasons (e.g., major repairs or increased utility costs).

In care homes, the guideline applies only to the rent portion; service costs like food, nursing, or cleaning can increase separately.

- **How It's Calculated:**

The rate is determined using the **Ontario Consumer Price Index (CPI)** — a Statistics Canada measure of inflation — based on data from **June to May** of the previous year. The guideline is legally capped at **2.5%** to prevent steep one-time increases.

- **Example Calculation:**

If rent is \$1,000/month as of June 1, 2025:

- A 2.1% increase = \$21
- New rent effective June 1, 2026 = \$1,021/month
- Landlords must give **at least 90 days' written notice** using the official LTB notice form before increasing rent.

Acceptable Methods of Delivery of Notice:

Personal Delivery: Handing the notice directly to the tenant or an adult at their residence is often the most reliable method for proof.

Courier: Sending via courier is effective and provides proof of delivery, typically deemed served the next business day.

Mail: Regular mail is acceptable, but service is generally considered complete a few days after mailing (e.g., 3 days in Ontario).

Email: Valid only if the tenant has consented to receive notices this way, often via a signed form.

Sliding Under Door/Mail Slot: Acceptable for certain notices (like entry notices) in many areas.

Rent Increase Guideline Continued:

Fax: Valid if the tenant uses it for business or at their residence, deemed served the date on the fax.

This ensures tenants know in advance what to expect, while still allowing landlords to adjust rents in line with inflation.

For more information click link

<https://www.ontario.ca/page/residential-rent-increases>

Bill 60 Passed

Ontario's Bill 60, the "Fighting Delays, Building Faster Act, 2025," is a sweeping omnibus bill aimed at speeding up housing and infrastructure delivery by cutting red tape, streamlining planning approvals, and amending various acts, including the Residential Tenancies Act (RTA), to make evictions faster, reduce appeal times, and introduce new requirements for contesting arrears, leading to significant controversy over tenant protections. Key changes include cutting eviction notice time for unpaid rent to 7 days and eliminating compensation for personal-use evictions, while also addressing development approvals for housing and infrastructure.

Key Provisions & Impacts:

For Tenants & Landlords (RTA Changes):

Faster Eviction for Arrears: Landlords can evict for unpaid rent with just 7 days' notice (down from 15), shortening the window for tenants to pay and stop eviction.

No Compensation for Personal Use: Landlords giving 120 days' notice for personal use eviction no longer need to compensate tenants or provide alternative housing.

Financial Barriers to Appeal: Tenants may face financial hurdles to raise issues like disrepair during arrears hearings.

Fixed-Term Leases: The bill introduces options for fixed-term leases, potentially allowing landlords more control over unit occupancy.

For Development & Planning:

Streamlined Approvals: Aims to cut regulatory red tape and speed up approvals for new homes, roads, and infrastructure.

Amends Key Acts: Modifies the Planning Act, Development Charges Act, Municipal Act, and Construction Act.

Provincial Oversight: Increases provincial authority to ensure municipalities comply with housing policies, reducing political delays.

Bill 60 Passed Continued:

Controversy:

Critics, like the [Advocacy Centre for Tenants Ontario \(ACTO\)](#), argue it undermines tenant rights, threatens housing stability, and could increase homelessness by making evictions too easy.

Supporters, including the Toronto Regional Real Estate Board (TRREB), believe it reduces systemic delays at the Landlord and Tenant Board (LTB) and improves housing supply.

In essence, Bill 60 attempts to balance housing supply goals with significant, controversial changes to tenancy laws, prioritizing faster development and eviction processes.

MEETING WITH SIFTON PROPERTIES LTD.

On October 30, 2025 your Tenants Association Executive met with Lana Macfarlane and Jamie Weinhardt of Sifton Properties. We had previously presented them with a **42 page bound document** that included colour photographs of areas that have been of concern to residents for some time now. It took us considerable time and effort to put that presentation together, and we want to update our members as to the results of that meeting. Richard Sifton and his supporting staff were also copied on this document.

The tone of the meeting was very positive, non-adversarial, and as we went through each area of concern, there was cooperative problem-solving in all areas discussed. Some of these issues have already been rectified, while many are ongoing.

Sifton representatives were very appreciative of the report and keen on working with the Tenants Association toward further positive outcomes.

The formation of the Tenants Association was brought about due to concerns about management and upkeep of the property. The Association aims to represent tenants collectively for better communication and issue resolution.

Of note is that almost 65% of the units have joined the association, with membership being strictly voluntary. Some tenants have been hesitant to join due to hearsay and fear of repercussions. However, the reaction to the formation of the TA has been looked on favourably by Sifton, and there have not been any repercussions as a result. If anything, it's been a very positive experience with Sifton staff responding very favourably to all concerns brought to them.

Our key issues: property maintenance, safety hazards, and communication gaps with management, building cleaning, garbage and recycling, gardens, tree pruning and snow removal. We also discussed a new Patio area out on the green, speed control, lighting, and step repairs.

Meeting with Sifton continued:

What's been done already?

We now have cable and wifi in the community room. Elevators have undergone refurbishment, including levelling and closing of elevator doors.

Property Maintenance, Landscaping, and Safety Issues.

- Sifton have hired a full-time gardener (Stephanie) for Southwest One; previously seasonal, now permanent. She was very active in late summer and fall, doing remediation of gardens, pruning of bushes and topping up mulch. She will be back in early spring.
- We identified a need for garden and patio areas; a plan to create a designated sitting area with durable furniture for the green space was discussed and agreed to, in principle, by Sifton. This is scheduled for 2026.

Property Maintenance, Landscaping, and Safety Issues continued.

- Ground levelling and seeding are required due to divots and trip hazards from past tree removals. We have been assured this will be attended to in the spring of 2026.
- Ongoing issues with tree pruning and removal of dead branches; safety concerns for residents and staff. This is ongoing.
- Residents request more plantings, and regular maintenance; another mulch event is planned for early May 2026. The pool areas has been heavily pruned and new plantings done, more to come in the spring.

Building Maintenance, Safety Hazards, and Next Steps

- Tree maintenance is required; broken branches pose safety risks. This will be a regular event from now on.
- Lighting issues at 587 and 607 create safety hazards; the garage entrance light at 587 has been nonfunctional for years. This has now been rectified with Sifton adding additional lighting along the back of 587. Residents have been very happy with the results.
- Some trees and bushes were removed from the parking circles, but more work needs to be done with the brightness of the lights at night.
- Communication breakdown between residents, the resident manager and Sifton regarding repairs and maintenance. We have been assured that they will attend to the info we provide in writing and many of those issues have already been dealt with, particularly the lighting and snow removal. This is a work in progress.
- Hallways are not regularly vacuumed; cleaning standards have been brought into question. We have asked for a schedule of cleaning, and we are following up on that. We have noted a more aggressive approach to cleaning and vacuuming by outside agency staff. The community room and bathroom needed more regular attention for cleaning, and this has also been addressed.
- Garbage rooms are not being washed, deodorized or maintained. Bins remain dirty and odour control dispensers are empty.
- The front steps at 607 do not meet municipal guidelines; three reported falls, significant liability risk. We were advised that this will be attended to in early spring.

Meeting with Sifton continued:

- Replacement of lighting in lobbies and hallways has been addressed, and recently, the garbage rooms have been fitted with automatic lights.
- Door handles are loose and need repair
- Lock tumblers turn inside the building entry doors, making it difficult to open with a key. We have discussed with Sifton a plan to move to a key fob system sometime in 2026. We have asked for a timeline for this safety enhancement as more information becomes available.
- Handicap-access buttons malfunction, failing to open doors fully and slamming back, posing a safety risk. We are requesting that these be updated with motion activated units that residents can swipe their hand past rather than have to push to open doors.

Pool

- The lock on the gate is broken; it will be fixed in the spring.
- There are heaved patio stones in and around the pergola, and these will be repaired in the spring
- Pool hours - again, we have asked for an extension to these. We want the pool opened at 9 am and closed at 9 pm. We have requested it opened in May and closed in late September, thus extending the pool decking and gazebo into the nice fall weather.
- We have asked that the gate have a key lock so that residents simply use their front door keys to gain access and no longer have to rely on the resident manager or lifeguards from Berkshire to obtain entry.

Community Engagement and Communication Tools

Tenants Association membership is strictly voluntary.

A code of conduct emphasizes respect, civility, inclusivity, accountability, and constructive communication.

Issues related to safety or community concerns are to be submitted in writing to the executive via our email at info@sw1ta.org.

Personal maintenance issues should be directed to Sifton via their website at serviceberkshire@sifton.com, by calling 519-471-3590 or emergency after hours phone number at 226-663-3028.

The Executive maintains the confidentiality of the member list; decisions are made collectively by the five executive members.

Community website includes event calendar and Social Club activities; private and public events managed via a reservation system. The website address is www.sw1ta.org

Change to the Executive

We would like to share an update regarding a recent change to the Committee.

As some of you may be aware, Leighanne Buckingham, who was an original member of our Executive, recently moved back to the Goderich area with her husband Paul. We can't thank Leighanne enough for helping to get the Tenant's Association off the ground and for her dedication and counsel at all of our meetings. We wish Leighanne and Paul well as they begin a new chapter. In order to fill the vacancy that Leighanne's departure has left on our Executive, we have asked Brad Hurst from 597 to join us in the position of "Director" until our annual meeting later in 2026. Many of you already know Brad from the Social Committee and various Games Nights. He is eager to get involved and help out any way he can with the Association. We welcome Brad and look forward to working with him.

The President's Message

I hope you are enjoying our first edition of our community newsletter. We will be sending these out to Members four times a year to coincide with the season. Each newsletter will be filled with helpful information on Landlord/Tenant issues as well as matters of importance to our community here at Southwest One. We hope you will enjoy them and welcome any suggestions you may have for topics of interest in future issues. Please be sure to e-mail to Association at info@sw1ta.org or drop a note off to any of the Executive.

Back in late October we had our first meeting with Sifton Properties management team that look after Southwest One. We felt our meeting went well and Sifton appeared to be very receptive to our ideas and input. As noted in the newsletter, we provided them with a more than 40 page report highlighting a number of concerns and recommendations that would improve the safety, standards and overall lives of all of us here at Southwest One. A number of those items have been implemented with commitments for more to be done as the weather allows.

We have made a number of requests since that initial meeting to have a follow up but have been rebuffed by both management and Richard Sifton himself. While we do not agree with their reasoning (suggesting they don't need to meet any further until the spring) we will continue to bring matters of concern to their attention. In short, our Tenant's Association is committed to its members and we are not going away. While Sifton Properties Ltd., is not required to work or meet with the Tenant's Association, we do have the legal right to form and to represent our members. It is to the advantage of both management and the association to have a strong working relationship, but ultimately there are other avenues afforded to us if we can't get certain matters addressed. We plan to hold a meeting with our membership in the spring and will provide all members with an update and what other steps we can take, if necessary. It has always been the goal of this Association to maintain an open and professional dialogue with management so that we can resolve matters of importance that improve the lives of those that call Southwest One their home.

In closing, I would like to remind all Members that if you need to contact us, please ensure you do so in writing. You may use our e-mail at info@sw1ta.org or drop off a handwritten note at the home of any of our Executive. These are the only ways we will accept requests for assistance. The matter will be reviewed by our team and we will respond back to you confidentially.

On behalf of the Executive, may I say that it is a pleasure to be your representatives. Please stay warm and healthy, the better weather will be here before we know it!

Anthony MacFarlane
President