



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

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

Delivery Of Rent Increase Notices In Ontario

What Is Acceptable and What Is Not

Understanding how rent increase notices must be delivered is important for both landlords and tenants. In Ontario, the rules are set out under the **Residential Tenancies Act (RTA)** and must be followed carefully for a notice to be valid.

Required Notice for Rent Increases

Before discussing delivery, it is important to note:

- A landlord must provide at least **90 days written notice** before a rent increase takes effect.
- The notice must be on the **proper approved form** (such as Form N1 or N2, depending on the situation).
- The notice must clearly state the new rent amount and the effective date.

Acceptable Methods of Delivery

A rent increase notice is only valid if it is delivered using one of the approved methods:

- **Hand Delivery:**
Given directly to the tenant in person.
- **Mail (Canada Post):**
Sent to the tenant's rental address. (Note: additional time should be allowed for delivery when calculating the 90 days.)
- **Placing in Mailbox or Mail Slot:**
Left in the tenant's mailbox or where mail is ordinarily delivered.
- **Placing Under the Door:**
Slipped under the tenant's unit door.
- **Courier Service:**
Delivered by a recognized courier company.
- **Fax (if applicable):**
Only if the tenant has provided a fax number for service.

Methods That Are NOT Acceptable

The following methods are **not considered valid** for delivering rent increase notices:

- **Email or Text Message:**
Unless the tenant has explicitly agreed in writing to receive notices this way (and even then, it may not meet legal requirements for all notices).
- **Verbal Notice:**
A conversation or phone call is not legally sufficient.
- **Posting on the Door:**
Taping or attaching the notice to the outside of the unit door is not allowed.
- **Social Media or Messaging Apps:**
Platforms such as WhatsApp, Facebook, or similar are not acceptable.

Delivery Of Rent Increase Notices, Continued

Important Considerations

- The method of delivery affects **when the notice is legally considered “received.”** For example, mailed notices are typically deemed received several days after mailing.
- If a notice is not delivered properly, it may be considered **invalid**, and the rent increase may not be enforceable.
- Tenants have the right to dispute improper notice through the Landlord and Tenant Board.

Summary

Proper delivery of a rent increase notice is just as important as the notice itself. Landlords must follow the approved methods to ensure compliance with Ontario law, and tenants should be aware of their rights if a notice is delivered incorrectly.

For more information, residents are encouraged to consult the Landlord and Tenant Board or seek legal guidance.

Tenant Insurance – Important Information For All Residents

To help protect you, your belongings, and your fellow residents, we encourage all tenants to review the following detailed information regarding tenant insurance and responsibilities.

Landlord’s Responsibility

The landlord’s insurance policy is designed to protect the building itself. This typically includes:

- The physical structure (walls, roof, floors, ceilings)
- Common areas (hallways, lobbies, stairwells, parking areas)
- Building systems (heating, plumbing, electrical)

While this coverage is essential for maintaining the property, it is important to understand that it **does not extend to your personal unit contents or personal liability**. In the event of damage or loss inside your unit, the landlord’s insurance will not compensate you for your belongings.

Tenant’s Responsibility

As a tenant, you are responsible for protecting your own interests within your unit. This includes:

- Your personal belongings such as furniture, clothing, electronics, appliances, and valuables
- Any improvements or upgrades you have made to your unit (if applicable)
- Damage caused by you, your guests, or pets to your unit or neighbouring units
- Liability for accidents or injuries that occur within your rented space

Without tenant insurance, you may be held financially responsible for repair costs or replacement of items, which can quickly become significant.

Tenant Insurance Continued

Why You Should Have Tenant Insurance

Tenant insurance is an affordable way to protect yourself from unexpected financial loss. Life is unpredictable, and incidents such as fires, water leaks, theft, or accidents can happen without warning.

Having tenant insurance can:

- Provide peace of mind knowing your belongings are protected
- Cover liability costs if you are found responsible for damage or injury
- Prevent major out-of-pocket expenses in emergency situations
- Help you recover more quickly after a loss

For example, a small kitchen fire, a leaking appliance, or an accidental overflow could cause damage not only to your unit but also to neighbouring units—costs that could otherwise fall on you personally.

What Tenant Insurance Typically Covers

1. Personal Property Coverage

Protects your belongings against risks such as fire, theft, vandalism, and certain types of water damage. Policies often cover items both inside your unit and, in some cases, while temporarily away from home.

2. Liability Protection

Provides coverage if you are legally responsible for:

- Injury to another person within your unit
- Damage to another tenant's property or the building

This can include legal fees and settlement costs.

3. Additional Living Expenses (ALE)

If your unit becomes uninhabitable due to a covered event, tenant insurance can help pay for:

- Temporary accommodation (hotel or short-term rental)
- Meals and other necessary living expenses

4. Contents Replacement

Depending on your policy, you may receive compensation based on replacement cost (new value) or actual cash value (depreciated value) for damaged or stolen items.

Important Considerations

- Not all events are automatically covered (for example, overland flooding or sewer backup may require additional coverage).
- Coverage limits and deductibles vary by policy—review your policy carefully.
- High-value items (jewelry, collectibles, etc.) may require additional coverage.

Tenant insurance is not mandatory in all cases, but it is **strongly recommended** for your financial protection and peace of mind. The cost is typically low compared to the potential expenses you could face without coverage.

If you have questions about tenant insurance or your responsibilities as a resident, please contact your property management team or speak with a licensed insurance provider.

Giving Notice To Your Landlord In Ontario Special Circumstances

Under Ontario's **Residential Tenancies Act (RTA)**, there are specific rules that allow tenants (or their representatives) to give **shorter notice** in certain life situations. Below is a summary of notice requirements for common circumstances.

1. Moving to a Retirement Home

If you are moving into a retirement home, you may terminate your tenancy by giving:

- **At least 60 days' written notice**
- The termination date must be the **last day of a rental period** (usually the end of the month)

2. Upon Death of a Tenant

If a tenant passes away, the tenant's **estate or family member** may give notice to the landlord:

- **At least 30 days' written notice**
- The tenancy ends **30 days after the notice is given** (it does not have to be the end of a rental period)
- Power of attorney ceases upon death and Power transfers to the executor of the estate

3. Moving to Long-Term Care (Nursing Home)

If a tenant is moving into a long-term care home, they may give:

- **At least 30 days' written notice**
- The termination date **does not have to be the end of a rental period**

This provision is intended to provide flexibility during urgent or health-related transitions.

4. Hospitalized and Not Returning Home

If a tenant is hospitalized and will not be returning to the unit (for medical reasons), the tenant or their legal representative may give:

- **At least 30 days' written notice**
- The tenancy ends **30 days after notice is provided**

Important Notes

- Notice should always be **in writing** and clearly state the intended termination date.
- Supporting documentation (such as admission to a care facility) may be required by the landlord.
- These special provisions override the standard **60-day notice requirement**, providing flexibility in compassionate or urgent situations.

Summary

Ontario law recognizes that certain life events require flexibility. Reduced notice periods are permitted in cases involving health changes, long-term care placement, or death, helping tenants and families manage difficult transitions with less financial burden.

For additional guidance, residents may contact the Landlord and Tenant Board or seek legal advice.

Community Tips

- Cleaning of Dryer Vents after every Load of washing will allow your dryer to function better and avoid a vent fire.
- Please be a good neighbour and pick up after your pets, For your convince Sifton provides bags and a disposal bin.



Save the date for our upcoming
Semi Annual Tenants
Association Meeting
May 26th, 2026
7:00pm - 9:00pm
Southwest One Community Room
[Click here to RSVP](#)

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

COMMUNITY CORNER

“Our space for celebrating memories, milestones, and community togetherness, where individuals can come together honour significant events, and create lasting connections that resonate through time, fostering a sense of belonging and love within our diverse community.”

Help us with the Community Corner!

Just a reminder if you have any photos from the amazing event our Social Committee has held. Please send them to info@sw1ta.org please include name and date of event. we will be more than happy to add them to our community corner



The President's Message

As we welcome the warmer weather and the arrival of spring, we are pleased to share that Sifton will soon begin seasonal planting and garden maintenance throughout the community. In addition, arrangements have been made for extra soil and mulch to be delivered for residents wishing to top up and refresh their gardens. We encourage everyone to take advantage of these materials to help keep Southwest One looking beautiful for the season ahead. If you require assistance with your gardening, please let us know and we can reach out to neighbours who may be willing to lend a helping hand.

We are also looking forward to seeing many of you at our upcoming [Semi-Annual Meeting May 26th](#) (click the link to RSVP) in the community room, where we will provide updates on the progress being made and continue discussions with Sifton Properties Limited regarding ongoing projects and resident concerns.

As part of this newsletter, we are also sharing an important reminder about [Clothes Dryer Safety](#) (click the link for the PDF). Proper dryer maintenance is essential in preventing household fires. Residents are encouraged to regularly clean lint filters, inspect vents and ensure dryers are operating safely and efficiently. If there is any concern, residents are encouraged to contact Sifton properties at 519-471-4590 or serviceberkshire@sifton.com. Taking a few simple precautions can help keep everyone in our community safe.

On behalf of the Executive, may I say that it is a pleasure to be your representatives!

Anthony MacFarlane
President