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Rewarding practice for local denture therapist



ALEX TRENTON

Denture therapist Alex Trenton, 28, says he moved to Halton Hills because he wanted to work in a small town atmosphere.

The move from his Mississauga office where he worked for one year with a partner, has been rewarding, Mr. Trenton says.

The George Brown College graduate says the people who come to visit his Georgetown office at 2 Main St. N. are more friendly and appreciative than in a city like Mississauga.

Mr. Trenton was born and raised in Toronto, but visits to his brother, who

lives in Acton, influenced his decision to move his practice to Halton Hills. He now resides in Acton. His office in Georgetown has been open for two months.

Some commonly asked questions among his patients have to do with adhesives for dentures, he says. The best dentures need no adhesives. If the teeth need adhesives, they could be ill-fitting he says.

A denture therapist is a professional who specializes in fitting dentures to suit the needs and wishes of the wearer, Mr. Trenton says.

The lab in which the dentures are structured is located on the premises. After the impression is taken models can be made right away and the work can be started.

Mr. Trenton says he spends a number of his hours also working on realignments and repairs of dentures. "I can make a set of dentures in a week if necessary," Mr. Trenton says.

Legally Speaking...
a CLEO publication

Ontario's Rent Review

By STEPHEN AUSTIN
Herald Special

If you rent the place you live in you should know about Ontario's Rent Review law. If your home is affected by this law, your landlord can't legally raise the rent on your unit more than once a year. Furthermore, if your landlord wants an increase of more than 6 per cent he or she must go to a Rent Review Hearing.

The Rent Review law, which is called the Residential Tenancy Act, applies to most types of rented residential dwellings. This includes apartment buildings, houses, duplexes, townhouses, mobile homes, mobile home sites, and rooms in boarding or lodging houses. Some kinds of rented premises are not covered, however, for example, units that are rented for \$750 or more and those in buildings that had no residential rental space before January 1, 1976. Rent Review law does not apply to government subsidized housing either. In addition the law does not apply to you if you rent your home and business space together (for example, if you rent a store with an upstairs apartment).

Let's look at the landlords' right and responsibilities first. The Residential Tenancy Act says that a landlord may increase the rent on a rental unit only once in a 12 month period. Even if the unit has more than one tenant in the same year, there can be only one rent increase. The law also says that the landlord must give the tenant at least 90 days written notice of a rent increase, even if the increase is only 6 per

cent. The 90 days must date from the end of a rental period. Therefore, if the tenant pays by the month and receives an increase notice in the middle of September the increase can not come into effect for 105 days.

The written notice of rent increase that the landlord gives the tenant must contain the apartment number, the proposed rent, when the increase will come into effect, the amount of the increase in dollars and cents, and the amount of the increase as a percentage of the former rent. If the notice does not have all of this information, it is invalid and the tenant can ignore it.

If the landlord wishes to raise the rent more than 6 per cent, he or she must apply for Rent Review. Without Rent Review, the landlord may not legally ask for or get more than a 6 per cent increase, even if the tenant agrees to pay it. The landlord's application must be filed with the Residential Tenancy Commission at least 60 days before the intended increase (copies of application forms can be obtained at your local office of the Residential Tenancy Commission). A copy of the application must be given to the

tenant of the unit concerned. If there is more than one unit in a building, each tenant must be given a copy. Tenants have a right to be present at the hearing of the Commission and to argue against the increase.

What about the tenants' rights and responsibilities? A tenant should remember that unless he or she is given the proper notice of rent increase, there is no need to pay any increase at all. If a tenant does get the proper written notice, and the increase is 6 per cent or less, the tenant must pay the increased rent when it takes effect. However, even if the increase is not justified, the tenant can apply to the Residential Tenancy Commission for Rent Review. You can get

At the Rent Review hearing, the Commission listens to evidence given by both landlords and tenants. There is no rule that says either side has to have a lawyer, but landlords often get representation, and sometimes tenants will form a group and hire a lawyer to give their evidence.

Barry D. Timleck

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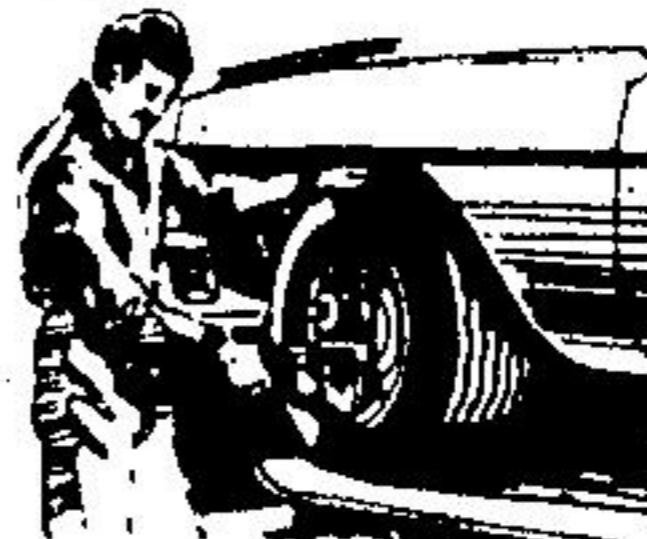
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