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Chartered Financial Consultant

Georgetown

877-5129

To Whom It May Concern:

The ad which ran in the Wednesday, December 16, 1992 issue of Halton Hills This Week on page 19 should have read OPEN WEEKDAYS TIL 9:00 PM not Wednesday.

We apologize for any inconvenience.

102 Main St. S., Downtown Georgetown 877-8861

Open until 9 each Weekday evening. Saturday 5:30 P.M.

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Drom the kitchens of Weight Watchers



3/4 cup (175 ml) thawed frozen egg substitute

1 tablespoon (15 ml) granulated

11/4 cups (300 ml) evaporated skimmed milk

1/2 cup (125 ml) skim milk 1/4 cup (50 ml) orange juice 1 teaspoon (5 ml) vanilla extract 1/8 teaspoon (0.5 ml) ground cin-

1/8 teaspoon (0.5 ml) rum extract 1/4 cup (50 ml) thawed frozen

dairy whipped topping Garnish: grated nutmeg

Julienne-cut orange zest*

1. In large bowl combine egg substitute and sugar.

2. Add remaining ingredients except whipped topping and garnish.

3. Gently fold in whipped topping until blended. Garnish with nutmeg and orange zest before serving.

Makes 6 servings

Each serving provides: 1/2 Milk; 1/2 Protein; 20 Optional Calories

NOTE: Store unused portions in a resealable plastic container in the refrigerator for up to three days.

* The zest is the peel without any of the pith (white membrane). To remove zest from orange, use a zester or vegetable peeler; wrap orange in plastic wrap and refrigerate for use at another

Recipe from "Healthy Life-Style Cookbook" Return to basics. For information on a meeting location near you, call 1-800-387-8227.



A bizarre accident at the intersection of Sinclair Ave. and Guelph St. Wednesday afternoon left this Toyota with a crunched hood. According to Halton Regional police, the car was stopped behind a truck at the intersection. Both vehicles were waiting to make a left turn when the truck rolled back and struck the car. No one was injured in the accident. The driver of the truck, a 1988 International, has been charged.

Halton Hills This Week is can then be increased by a least the pleased to introduce a monthly column on legal matters from the Halton Hills Legal Clinic. These columns will focus on landlord and tenant matters, welfare issues, workers compensation and a host of other issues that the clinic regularly deals with.

Your landlord delivers a letter to you stating that your rent is going up by 10% on February 1, 1993? Is the landlord entitled to the increase? Does the recent Rent Control Act help in this situation?

Tenants should be aware that the Rent Control Act was proclaimed in effect in Ontario on August 10,

It replaces the Residential Rent Regulation Act, often which was known as "Rent Review". How does the new Act change things for tenants? An increase like the one described will not be allowed.

The Act puts a limit on how much a landlord can increase your rent. Under Rent Review, tenants sometimes faced rent increases as high as 10 or 20%.

As of August 10, 1992, rent increases are now limited. A landlord can still increase the rent only 12 months after a pervious rent

If the landlord gives a proper notice to the tenant at least 90 days before the rent increase, the rent

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annual guideline amount (the rent increase allowed each year and generally announced each August for the following year).

The guideline amount for 1993 is 4.9%. In addition to the guideline increase, the landlord can apply to Rent Control to get approval to increase the rent by an additional amount.

Under the Rent Control Act, rents can only be increased by up to 3% more than the guideline amount. This means the highest rent increase that a tenant could face in 1993 is 7.9 percent, and that will only be if the landlord's application to the Rent Control office has been approved.

One big change under the new Act is that landlords can no longer pass on high increases in mortgage costs to the tenants in the form of a huge rent increase.

An increase over the guideline will be allowed in three cases. First, if the landlord has a substantial increase in operating costs, an increase above the guideline may be allowed. These include costs of hydro, heat, water, or property

Second, the landlord must have done major work that requires capital expenditures such as renovation, repair or replacement. Tenants should be aware that an increase will not be allowed if the work is required because of neglect or for replacement of items that did not need it.

Third, if a landlord and the tenant agree to certain improvements in the premises or to add new services, such as cablevision, an

increase may be allowed.

The Act places more responsibility on the landlord to inform tenants, especially new tenants, about rent increases and applications for increases. If proper notices are not given, the amount of an increase may be limited or not allowed at all at that time.

Under the new law, rent increases can be prohibited where there are outstanding work orders. This means that if your building is not up to standard, then your landlord will not even get a guideline

Tenants can apply under the new Act to decrease the maximum rent where there is inadequate mainte-

New buildings where the building permit was issued on or after June 6, 1991 will not be covered under rent control (except for the requirement of a proper 90 day notice of rent increase).

The Act also does not apply, at all or in part, to certain other types of accommodation such as rentgeared-to-income units in subsidized housing.

For answers to questions about the Rent Control Act and other tenant matters, you can call the Halton Hills Community Legal

The town lawyers and the community legal worker provide a range of legal services to financially eligible people throughout Halton in the legal areas of tenants' rights, rent control, welfare, family benefits, unemployment insurance, workers' compensation and Canada pension plan disability pensions.



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