

Bridge club results

Milton Bridge Club commenced play in the new year with a game Friday at John Martin House on Margaret Street.

The winners were (north/south) Arthur Kwei and Agnes McGregor; while Nancy Strachan and Ron McIntyre were second. The winners in east/west were Bill Coats and Gloria Coats; while Tom Ramsey and Linley Hay were second.

Play begins at 7:45 p.m. every Friday at John Martin House. New members are always welcome. For more information, call John or Kathy McWhinnie at 1-791-2424.

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Winter fun

There's nothing like a genuine snowstorm to put the fun back into winter. Dozens of children (some with their parents) didn't let the snow get them down ... or rather they let the snow take them down a hill on their toboggans and sleds leading into 16 Mile Creek at the corner of Laurier and Com-

mercial streets. Above, a threesome prepare for a mass assault on the hill. Below left, father and son get into the family spirit while below right, one youngster tries a new technique on his sled.

Photos by JON BORGSTROM



The marriage of Michelle Callan and Patrick Overholt was celebrated in late summer 1986 at Holy Rosary Church.

Callan-Overholt Wedding

The marriage of Michelle Callan and Patrick Overholt took place Aug. 30 at Holy Rosary Church. Father Joseph Durkacz performed the double-ring ceremony with music and singing provided by Mike Francis, Karen Murray and Colleen Fritzeley.

The bride is the daughter of Patrick and Evelyn Callan of Milton and the groom is the son of Annette and the late George Overholt of London.

The maid of honour was Colleen Fritzeley, sister of the bride and bridesmaids were Sharon Harkin and Brenda Askew, sisters of the bride. Karen Murray, sister of the groom, Laurie Shannon and Kathleen Devlin, friends of the bride. The flower girl was Stephanie Harkin, niece of the bride.

The best man was Randy Overholt, brother of the groom, and ushers were Tim Overholt and Bruce Overholt, brothers of the groom. Kevin Callan, brother of the bride, Paul Delaney and Steven Wilson, friends of the groom. The ring bearer was Master Jason Overholt, brother of the groom.

The couple honeymooned at Couples in Jamaica and now reside in Burlington.

RENT REVIEW UPDATE FROM THE MINISTRY OF HOUSING

Important message to tenants and landlords of rental units first occupied after 1975.

The Residential Rent Regulation Act, 1986, extends the protection of rent review to cover *all* tenants in private rental units in Ontario. This includes buildings, mobile homes, and mobile home sites first occupied as rental units after 1975.

In the past, tenants living in units which first came on the market after 1975 - post-'75 units - were not protected by rent review. Under the new legislation, tenants living in post-'75 units are now protected by rent review along with all other tenants in private rental units in Ontario.

As well, the provisions extending rent review to cover post-'75 units are *retroactive* to August 1, 1985.

This means that the four per cent Guideline which was in place from August 1, 1985, to December 31, 1986, applied to post-'75 units during this period.

Thus, landlords who charged tenants of post-'75 units more than the four per cent Guideline during this period must now justify those rent increases or refund to tenants the difference between four per cent and the higher amount charged.

Tenants in post-'75 units: do not make immediate deductions from your rent.

For the present, tenants living in post-'75 units should pay the amount requested in the notice by their landlord until the matter is resolved through rent review.

Under no circumstances should tenants make immediate deductions from their rent cheques because an illegal deduction could lead to eviction by the Courts.

Tenants in post-'75 units: obtaining a rent rebate.

- If the landlord of a post-'75 unit has not made an application to rent review by March 2, 1987, the tenant is entitled to a rebate of rents paid above the 4 per cent Guideline between August 1, 1985, and December 31, 1986.
- If the landlord does not voluntarily pay the tenant the rebate owing, the tenant is advised to file an application with the local Rent Review Office for an order requiring the landlord to pay the rebate.
- If the tenant is *certain* of the amount of the rebate, the tenant may deduct the amount from a rent cheque.

Requirements for landlords of post-'75 units.

- Landlords who have charged tenants more than the 4 per cent Guideline from August 1, 1985, to December 31, 1986, have until March 2, 1987, to apply to rent review to justify these rent increases.
- To apply, a landlord must file an application form and supporting information with the local Rent Review Office, showing that the rent increases were justified.
- Landlords who apply to justify these rent increases must give a copy of their application to all of their tenants within 10 days of applying. Tenants are entitled to examine all the materials filed and to make submissions to the local Rent Review Office.
- Landlords who do not apply to rent review on or before March 2, 1987, must rebate excess rents charged to tenants between August 1, 1985, and December 31, 1986.

Landlords of post-'75 units who have already served notice of a rent increase above the 1987 Guideline:

Under the new legislation, the Rent Review Guideline for the year 1987 is 5.2 per cent. Some landlords of post-'75 units have already served tenants with notice of a rent increase effective on or after January 1, 1987, which exceeds the 5.2 per cent Guideline.

These landlords also have until March 2, 1987, to apply to rent review for approval of a 1987 rent increase above the 5.2 per cent Guideline.

If the landlord applies to rent review, tenants will receive a copy of the application and be given a full opportunity to participate in the rent review process.

If the landlord does not apply to rent review and the time period for doing so expires, the landlord must rebate the difference between 5.2 per cent and the higher amount charged during 1987.



Ministry of Housing Ontario
Hon. Alvin Curling, Minister

For more information, call toll-free 1-800-387-9060, or phone your local Rent Review Office:

Barrie	(705) 737-2111	Ottawa	(613) 230-5114
Hamilton	(416) 528-8701	Owen Sound	(519) 376-3202
Kingston	(613) 548-6770	Peterborough	(705) 743-9511
Kitchener	(519) 579-5790	St. Catharines	(416) 684-6562
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