



'Thanks to all the people'

Mr. and Mrs. John Boriskewich of R.R. 2, Stouffville hold up a travel certificate good for a trip to Nassau for two. They were the winners of the "Skylark" draw on Dec. 24, sponsored by Stouffville Merchants, the Tribune and Triad Travel. Mr. Boriskewich

was a winner three years ago as well, when he won \$500 in a local minor hockey draw. Regarding his Nassau holiday he said simply that he wanted to "thank all the people who made this possible."

—Ted Wilcox

Co-ordinator of community schools projects approved

RICHMOND HILL—Crosby Heights Sr. Public School here will be the home base for York Region's new co-ordinator of community schools projects.

The post, created as the result of a series of community schools conferences, has been filled by Robert Crosby, a 25-year-old Torontonian, who previously was co-ordinator of community schools for the Wellington County Board of Education in Guelph.

A major task facing Mr. Crosby will be to study the Crosby Heights project, Gary Adamson, chairman of the consultative committee on community schools, explained Sunday.

"This first job will take about two-thirds of his time," Mr. Adamson explained. "He certainly isn't going to spend any less than three months on that proposal."

With the majority of the co-ordinator's time devoted to the Richmond Hill project, it was decided to base the initial operation in Richmond Hill, the committee chairman said.

Mr. Crosby will continue to work out the Crosby Heights "as long as (the project) directly involves the majority of his time," he added.

After his initial involvement with the Crosby Heights project has ended, the co-ordinator "will be located in a more central concept together to make region," Mr. Adamson noted.

While the Crosby Heights study will require about two-thirds of his time initially, Mr. Crosby will spend the other third of his time working with Newmarket and other York Region municipalities in developing the community school concept.

Throughout his work, Mr. Crosby will be accountable to the regional consultative committee consisting of public school board representatives Mr. Adamson, separate school board representative Lawrence Pelliccione and York Region representative Dave Schiller.

The committee will receive quarterly reports which will be passed on to the three groups represented on the regional body.

The first report will contain a summary of the role of the community schools co-ordinator, Mr. Adamson said.

"At the end of three months he'll have a written document about his job," he explained. The community schools chairman praised the decision to hire the co-ordinator.

"I'm really excited about it," he said. "The great thing about this is that we finally have somebody who can help."

Mr. Adamson said the co-ordinator will bring all the elements of the community school in a more central concept together to make region, Mr. Adamson noted.

become a reality you need somebody to get involved with it," he said.

The committee chairman compared the role of the co-ordinator to that of a social worker.

"When the need is fulfilled, certainly he shouldn't be there," Mr. Adamson noted.

But part of the future of the community schools co-ordinator rests with financing for the job.

In its initial year, the post is being financed through provincial community schools grants.

A total of \$8,300 has been approved until September of this year. Final okay on an additional \$4,250 approved in principle until the end of 1976 is expected this month.

Mr. Crosby will operate at a salary of just under \$12,000.

STOUFFVILLE—At the last meeting Planning Board approved a set of planning fees.

The fees will be levied against developers to standardize the costs of planning studies.

If council is favorable to a proposed development the applicant will have to deposit \$250 for a Preliminary Planning Report.

If the preliminary report is favorable the developer will then have to support his proposal with a detailed landscape analysis, including a topographic survey, a detailed site plan, and a detailed engineering report and servicing plan relating to water-supply,

sanitary sewage disposal and storm drainage.

This information must be received by council before preparation of an amendment to the Official Plan.

The developer will then have to pay \$500 to cover most of the cost of preparing the amendment and holding public meetings.

Following approval of the amendment the developer will then be required to hand over another \$200 for the amendment to the bylaw.

To defray the costs of the subdivision

Standardized charges

Town approves developing fees

agreement a charge of \$30 per single family house and \$50 per semi-detached will be levied. This is applicable for the first 100 lots and the charge will be \$10 each after that.

If council feels a site plan agreement is necessary then the owner will be charged an additional \$200 for this work.

The lot severance fees have been raised to \$1,000 for single dwelling lots and \$1,200 for semi-detached.

In the case of rural residential lots there will be a special contribution

to community services required of \$8,000 for single lots and \$1,000 for semi-detached ones.

In addition the derground hydro and telephone, and street lighting in the urban areas.



Ontario

MINISTRY OF REVENUE

ASSESSMENT REGION NO. 14
460 Oak Street, Newmarket, Ontario.

To the Owner or Tenant:

Take notice that pursuant to Section 40 of the Assessment Act, Chapter 32, (as amended) R.S.O. 1970, I have on the 6th day of January delivered or caused to be delivered, Assessment Notices to all owners and tenants in this region. The last day for appealing the assessment is February 11, 1976, and the assessment roll may be examined at the Municipal Offices during regular business hours commencing January 21, 1976.

Ian W. McClung,
Regional Assessment Commissioner,
York No. 14.

Snowmobiles may be banned

DURHAM REGION—A proposed by-law in Durham Region would prohibit the use of snowmobiles on regional roads, except in emergencies.

Members of the Central Ontario Regional Snowmobile Association have reacted by starting a letter-writing campaign against the proposed regulation.



RENT REVIEW

These are the facts:

Ontario's new Residential Premises Rent Review Act affects most landlords and tenants in the province. The act allows for a review of the amount of rent a landlord may charge.

Landlords and tenants should be aware of their rights and responsibilities under this legislation. The Ontario Government is in the process of establishing rent review offices in major centres across the province. Review officers will hear disputes on rent increases by both landlords and tenants.

A rent review board is being established to hear appeals by tenants and landlords against the decisions of rent review officers.

What does the act cover?

- apartments • houses • townhouses • duplexes
- triplexes • rooming houses • mobile-home sites
- rent-garaged-to-income units

What are the exceptions?

- certain non-profit housing or non-profit co-operatives
- units in a hotel, motel or vacation home which are rented for a seasonal or temporary period not exceeding four months
- buildings that were first occupied as residential premises on or after Jan. 1, 1976
- commercial premises

How does it work?

If you have entered into or renewed a tenancy agreement which became effective between July 30, and Dec. 31, 1975, inclusive, you should be aware that:

The maximum rent increase for such agreements cannot exceed eight per cent of the rent charged during the last full month prior to Aug. 1, 1975, unless:

- (a) the tenant and landlord agree on a higher rate of rent, or
- (b) the landlord obtains the necessary approval from a rent review officer.

A landlord may apply to a rent review officer for permission to increase rent more than eight per cent. A tenant may file an application with the landlord requiring him to justify any increase. These applications must be made by Jan. 31, 1976.

Should a landlord and tenant agree on an increase in rent above the eight per cent guideline, they must complete and sign a rent increase agreement no later than Jan. 17, 1976. Copies of these agreements should be kept by both parties. Forms may be obtained by writing Rent Review, Box 580, Postal Station F, Toronto, M4Y 2L8. Or you may wish to use the form published recently in this newspaper.

However, a tenant may cancel such an agreement by completing a statement of revocation within 30 days of the signing of the agreement.

By signing a rent increase agreement the tenant waives the right to appeal the increase during the period July 30, to Dec. 31, 1975. The tenant also waives the right to collect a rebate of rent as provided for in this act, other than the amount of rebate, if any, stated in the rent increase agreement. Rent increase agreements do not apply for any period after Dec. 31, 1975, and do not constitute a waiver of the tenant's right to appeal the amount of rent charged on or after Jan. 1, 1976.

The rent increase agreements do not relieve the landlord from his obligation to obtain approval from a rent review officer for any rent increase charged on or after Jan. 1, 1976 that is more than eight per cent of the July, 1975 rent.

Where the landlord and tenant do not agree on a rent increase above the eight per cent, the tenant is entitled to a rebate of any rent paid in excess of eight per cent by Feb. 16, 1976. If the landlord fails to make such a rebate the tenant may apply to a rent review officer.

If a tenancy agreement becomes effective or is renewed between Jan. 1 and July 31, 1976, inclusive, you should know:

A landlord who wishes an increase of more than eight per cent must file an application with his rent review office and notify the tenant at least 60 days before the increase is scheduled to become effective. In respect to those rental increases taking effect between Jan. 1 and Feb. 29, 1976, the application must be made by Jan. 31, 1976.

A tenant who wishes to appeal an increase has 60 days in which to file an application with his landlord requiring him to justify the increase. In case of a hearing, a date will be set by the rent review officer and both landlord and tenant will be notified.

After the hearing the rent review officer will establish the rent, and may order retroactive adjustments.

What is a tenancy agreement?

A tenancy agreement gives a tenant the right to occupy a particular dwelling, or to renew the right to rent a particular dwelling.

The agreement can be written, verbal or implied. In other words, even if you don't have a written lease you are covered by the legislation.

For written agreements, the important date is the date the agreement comes into effect, not the date on which the agreement is signed.

Rent review legislation is tied to the dwelling on an annual basis with the July, 1975, rent taken as the base rent.

Who attends hearings?

Tenants, landlords or their representatives should attend rent review hearings. Failure to appear or be represented removes the right to appeal the rent review officer's decision.

The hearings will be informal, and every effort will be made to keep the procedures simple so that individuals may conduct their own cases.

A rent review officer has the power to call witnesses and to order the production of the necessary documents.

Tenants should be aware that, should they appeal their rent increase to a rent review officer, the officer could permit the landlord a greater increase than the one originally demanded.

Where a landlord has been required to justify an existing or proposed rent increase, the rent review officer may adjust the rent to an amount below the original rent level.

Until the rent review mechanism is in place, please do not telephone. You can obtain further information on the Residential Premises Rent Review Act by writing:

Rent Review,
Box 580,
Postal Station F,
Toronto, M4Y 2L8

