

**SOCIAL JUSTICE TRIBUNALS ONTARIO
HEARING**

JANUARY 10, 2020

LOCATION: SARNIA LIBRARY

PARTIES: PARKBRIDGE LIFESTYLE COMMUNITIES AND RESIDENTS

Attending:

Andrew Raul, Mediator
Susan Irvine, Parkbridge
Sue Baert, District Supervisor
Kevin Smith, Park Manager
Approximately 250 residents

Andrew Raul made opening remarks about how the process works.

Anne Doan, vice president of the resident's association gave Andrew a list of compiled questions and concerns of the residents which he proceeded to answer each one. There were additional concerns and questions raised by residents. All were answered by Andrew.

We were advised guidelines were 1.8 for 2019 and 2.2 for 2020.

A big concern was the delay and timing of this meeting. The problem of timing belongs with the Tribunal and not Parkbridge.

It was also agreed the communication between the park and residents need to improve. We have assurance from Sue Baert that communications will improve.

Andrew explained in detail the difference between what is classified as maintenance and what could be claimed as capital. He went on to explain the time period over which the claim was amortized was set out in the Act. Several other ideas were presented by residents and while the ideas had merit they were not allowed under the act.

Discussion continued and Parkbridge took the Pump and agreed \$5126 should be deleted from the Pavilion Expansion. Parkbridge staff left the meeting to allow residents to discuss among themselves any details in private.

Andrew asked what it would take to reach a unanimous decision. He reminded us that without a unanimous agreement we would have to go to the next step which would be the Tribunal. At that time, we would be taking our chances, but we could lose.

It was unanimously decided that if the remainder of the Pavilion expansion were removed, we would agree.

Parkbridge was invited to return and was presented with our counteroffer, which they accepted.

The increase will be the base amount of 2.2% plus AGI amount of 0.14% the amounts to be confirmed in the formal report.

Andrew thanked everyone for there input and said the formal report would take 2 to 3 months.