

**FROM THE HOME OWNERS' ASSOCIATION - Re: Month to Month Leases - Please Read to the End**

We understand that a number of people still have concerns as to the impact of having a Month to Month lease instead of a new Term lease so we are providing some more information. Firstly we need to repeat what we said in our previous notice:

**When your lease becomes month to month - known as a "Periodic" lease - it has the same terms, conditions and rights as the expiring "Term" lease.**

\_We had previously not gone into any depth of detail since we felt it would cause unnecessary worry. Unfortunately this seems to have happened anyway. Sometimes it's "damned if we do, damned if we don't".

\_So this time we are going to provide the answers to some of the most commonly asked questions.

**Is my current lease affected?** The answer is a 100% definite NO. Your lease will only become month to month when it expires. This so regardless if the expiry date is one month or twenty years in the future.

**What is the advantage to Parkbridge in doing this?** We do not believe that any advantage exists NOW as the Association has successfully challenged, on a legal basis, certain policies that Parkbridge planned to put into effect with respect to month to month leases. These would, over time, have helped them increase revenue and reduce their costs for new residents. This possibility has gone away! Could this mean leases might again be renewed in the future? Frankly this is anyone's guess! Best to assume not in your planning.

**Can Parkbridge end my lease if I am month to month?** Please read this answer carefully. The Residential Tenancies Act provides very specific rules about this. These rules apply equally whether you have 20 years left on your current lease or you have already become month to month. The most important thing to understand about this is that Parkbridge can NOT end your lease just because they feel like it. They have to have a definite cause. To put this in easily understood terms you would have to be behaving very badly. Examples might be not making your monthly payments, harassing your neighbours or flagrantly breaking Community Rules and Regulations. And, even if this should happen, there is an appeals process to the Landlord and Tenant Board which normally gives you a chance to put things right.

Hopefully the above will put your concerns to rest but if you have further questions please feel free to ask. If you do, please contact us directly rather than through social media.

If you wish a new term lease you could ask Parkbridge, BUT if they agree, there WILL BE a rent increase and you will also be treated as a new resident with a reduction in services and billing for various other charges.

**THE BOARD OF DIRECTORS**