



**EFFORT
TRUST**

Memorandum

From: David Horwood

To: Residents of Kensington Apartments

Date: May 2nd, 2013

Re: Upcoming Meeting

To all residents of Kensington Apartments,

I am pleased to invite you to a meeting scheduled for May 15th.

The purpose of the meeting is to present to all residents our application to the city to change the legal status of the building from "apartment" to "condominium."

Many buildings similar to Kensington Apartments are already condos, even though they are run as rental buildings and are filled with renters, just like the subject building.

There are no "condo fees" that you will be responsible for paying, and no one can force you to leave your unit. As a renter, you are protected by the provincial tenancy law even after we become a condo.

In the future, if we decide to start selling the suites as condo suites, you are welcome to buy your suite or stay as a renter. Again, there will be no change in the way your rental agreement is handled, and you do not need to be on a long term lease. Month to month tenancies are treated the same.

So, although we are starting the application, I wanted to reassure you that if approved, we expect it to be "business as usual" at Kensington Apartments.

Your happiness means the world to us. As our customers, we are eager to provide you with well-managed suites now, and in the future.

Sincerely,

**David Horwood
A.V.P. & Officer**

SIGN-IN SHEET

115 Main Street East, Hamilton
Wednesday, May 15th, 2013



NAME(S)	ADDRESS	PHONE
John Dredford	115 Main E. Apt # 1703 Ham.	
CAROL JAMLESON	" Apt 1604 "	289 396 3450
CHRIS GROVER	" Apt 704 "	905 525 8567
Lorena Frattura	" " 1602 "	905 523 6794
RONNY GIVARIS NASHVILLE	EFFORT TRUST	
Chad Pearce	115 main E apt 1604	289 396 3450
Rhiana Overholstor	" " apt 1501	289 339 2061
SUZANNE TARBUT	115 Main St E Apt 1708	905 393 4643
BILL MELLON	115 Main St E " #806	(905) 522 2367
David Hornwood	Effort Trust	528-8956
David Zajac	IBI Group	905-546-1010
William Shucka	115 Main St E Apt 1741	905-527-3772
Kangyu Zhou	115 Main St E Apt 1403	289-778-5403



IBI Group
200 East Wing-800 James Street North
Hamilton ON L8L 1H5 Canada

tel 905 548 1010
fax 905 548 1011

May 2nd, 2013

Notice to Residents – 115 Main Street East

Dear Neighbour:

RE: Conversion to Condominium Status – Application Process

As part of the application process with the City of Hamilton, we are required to obtain confirmation from each tenant acknowledging that they have been informed of our application and have a clear understanding of how the Ontario *Residential Tenancies Act* specifically provides tenants with "Security of Tenure". Attached is a copy of our Notice of Meeting that was circulated.

Please answer the following questions and kindly submit this sheet at the information meeting or to your Superintendent if you do not plan on attending. Please retain a copy for your records:

- We were notified of the condominium conversion application Yes___No___
- We are aware of "Security of Tenure" rights under the Residential Tenancies Act Yes___No___
- We support the condominium conversion application Yes___No___NA___
- We have attached additional comments with respect to this application Yes___No___

Unit No. 806
 Date MAY 15/13
 Phone No. 522-2367

Name MELLON, Bill
 Signature Wm. Mellon
 Phone No. not provided _____
 Do not wish to be contacted by the City ___

Thank you for your co-operation in providing this information.

Yours very truly,
IBI Group


 George T. Zajac, MCIP, RPP

GZ/



IBI Group
200 East Wing-880 James Street North
Hamilton ON L8L 1H5 Canada

tel 905 548 1010
fax 905 548 1011

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- We are aware of "Security of Tenure" rights under the Residential Tenancies Act Yes No
- We support the condominium conversion application Yes No N/A
- We have attached additional comments with respect to this application Yes No

Unit No. 1602

Name Lorena Frattura

Date May 15/13

Signature L. Frattura

Phone No. 523-6794

Phone No. not provided
Do not wish to be contacted by the City

Thank you for your co-operation in providing this information.

Yours very truly,
IBI Group

George T. Zajac, MCIP, RPP

GZ/



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Hamilton ON L8L 1H5 Canada
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fax 905 548 1011
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- We are aware of "Security of Tenure" rights under the Residential Tenancies Act Yes No
- We support the condominium conversion application Yes No N/A
- We have attached additional comments with respect to this application Yes No

Unit No. 502

Name Sarah Tuck

Date May 3, 2013

Signature [Signature]

Phone No. 905-870-8798

Phone No. not provided
Do not wish to be contacted by the City

Thank you for your co-operation in providing this information.

Yours very truly,
IBI Group

George T. Zajac, MCIP, RPP

GZ/



IBI Group
200 East Wing-860 James Street North
Hamilton ON L8L 1H5 Canada
tel 905 548 1010
fax 905 548 1011

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- We support the condominium conversion application Yes No N/A
- We have attached additional comments with respect to this application Yes No

Unit No. 1102 Name Paul & Emily Paguntalan
 Date May 10, 2013 Signature [Signature]
 Phone No. 905-521-9369 Phone No. not provided
 Do not wish to be contacted by the City

Thank you for your co-operation in providing this information.

Yours very truly,
IBI Group

George T. Zajac, MCIP, RPP

GZ/



IBI Group
200 East Wing-360 James Street North
Hamilton ON L8L 1H8 Canada

tel 905 548 1010
fax 905 548 1011

May 2nd, 2013

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- We are aware of "Security of Tenure" rights under the Residential Tenancies Act Yes No
- We support the condominium conversion application Yes No NA
- We have attached additional comments with respect to this application Yes No

Unit No. 1101
Date May 6/2013
Phone No. _____

Name CHRISTOPHER SHANE
Signature [Signature]
Phone No. not provided
Do not wish to be contacted by the City

Thank you for your co-operation in providing this information.

Yours very truly,
IBI Group

George T. Zajac, MCIP, RPP

GZ/



IBI Group
200 East Wing-380 James Street North
Hamilton ON L8L 1H5 Canada

tel 905 548 1010
fax 905 548 1011

May 2nd, 2013

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- We support the condominium conversion application Yes No N/A
- We have attached additional comments with respect to this application Yes No

Unit No. 1501

Name Rhiana Overholster

Date May 15/13

Signature Rhiana Overholster

Phone No. 589-339-2601

Phone No. not provided n/a
Do not wish to be contacted by the City

Thank you for your co-operation in providing this information.

Yours very truly,
IBI Group

George T. Zajac, MCIP, RPP

GZ/



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200 East Wing-990 James Street North
Hamilton ON L8L 1H5 Canada
tel 905 548 1010
fax 905 548 1011

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- We are aware of "Security of Tenure" rights under the Residential Tenancies Act Yes No
- We support the condominium conversion application Yes No N/A
- We have attached additional comments with respect to this application Yes No

Unit No. 1403

Name Rongyu Zhou

Date May 15, 2013

Signature Rongyu Zhou

Phone No. 269-778-5403

Phone No. not provided
Do not wish to be contacted by the City

Thank you for your co-operation in providing this information.

Yours very truly,
IBI Group

George T. Zajac, MCIP, RPP

GZ/



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tel 905 548 1010
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- We support the condominium conversion application Yes No N/A
- We have attached additional comments with respect to this application Yes No

Unit No. 1705

Name Lingna Zhang

Date May 02 2013

Signature [Signature]

Phone No. 905 581 7300
or 905 523 9866

Phone No. not provided
Do not wish to be contacted by the City

Thank you for your co-operation in providing this information.

Yours very truly,
IBI Group

George T. Zajac, MCIP, RPP

GZ/



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May 2nd, 2013

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- We support the condominium conversion application Yes No N/A
- We have attached additional comments with respect to this application Yes No

Unit No. 1006

Name WARREN NEWCOMBE

Date May 2/13

Signature Warren Newcombe

Phone No. (905) 527-5674

Phone No. not provided

Do not wish to be contacted by the City

Thank you for your co-operation in providing this information.

Yours very truly,
IBI Group

George T. Zajac, MCIP, RPP

GZ/



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200 East Wing-360 James Street North
Hamilton ON L8L 1H5 Canada

tel 905 548 1010
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- We support the condominium conversion application Yes No N/A
- We have attached additional comments with respect to this application Yes No

Unit No. 908
Date May 2nd, 2013
Phone No. _____

Name Pang Fei Cheong
Signature Pang Fei Cheong
Phone No. not provided
Do not wish to be contacted by the City

Thank you for your co-operation in providing this information.

Yours very truly,
IBI Group

George T. Zajac, MCIP, RPP

GZ/



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- We have attached additional comments with respect to this application Yes No

Unit No. 1405
 Date 2013.5.3
 Phone No. _____

Name Guo Jing Jing
 Signature [Handwritten Signature]
 Phone No. not provided
 Do not wish to be contacted by the City

Thank you for your co-operation in providing this information.

Yours very truly,
IBI Group

George T. Zajac, MCIP, RPP

GZ/



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- We support the condominium conversion application Yes No N/A
- We have attached additional comments with respect to this application Yes No

Unit No. 1209
Date May 12/13
Phone No. _____

Name Nichelle Luong
Signature [Signature]
Phone No. not provided
Do not wish to be contacted by the City

Thank you for your co-operation in providing this information.

Yours very truly,
IBI Group

George T. Zajac, MCIP, RPP

GZ/



IBI Group
200 East Wing-880 James Street North
Hamilton ON L8L 1H5 Canada
tel 905 848 1010
fax 905 848 1011

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- We support the condominium conversion application Yes No N/A
- We have attached additional comments with respect to this application Yes No

Unit No. 1703

Name JOHN DREDHART
PATRICIA MARTIN

Date MAY 14, 2013

Signature John Dredhart
Pat Martin

Phone No. _____

Phone No. not provided

Do not wish to be contacted by the City

Thank you for your co-operation in providing this information.

Yours very truly,
IBI Group

George T. Zajac, MCIP, RPP

GZ/



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200 East Wing-800 James Street North
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- We support the condominium conversion application Yes No N/A
- We have attached additional comments with respect to this application Yes No

Unit No. 1769

Name SUZANNE PARBUT

Date March 15/13

Signature Suzanne Parbut

Phone No. 905-393-4643

Phone No. not provided
Do not wish to be contacted by the City

Thank you for your co-operation in providing this information.

Yours very truly,
IBI Group

George T. Zajac, MCIP, RPP

GZ/



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- We have attached additional comments with respect to this application Yes No

Unit No. 1604
Date May 15, 2013
Phone No. 289 396 3450

Name Chad Petros
Signature Chad Petros
Phone No. not provided
Do not wish to be contacted by the City

Thank you for your co-operation in providing this information.

Yours very truly,
IBI Group

George T. Zajac, MCIP, RPP

GZ/

115 Main Street East Condominium Conversion

Tenant Information Meeting

Crowne Plaza Hotel

Wednesday, May 15, 2013

6:00 pm – 7:00 pm

WELCOME

Please sign in

Project team members are available to discuss the proposal with you.

Please feel free to ask questions.



115 Main Street East Condominium Conversion

Purpose of the tenant information meeting

- Discuss the condominium conversion application process.
- Discuss the rights of the existing tenants.
- Answer any questions or concerns you may have regarding the proposal.

Rights of the Existing Tenant

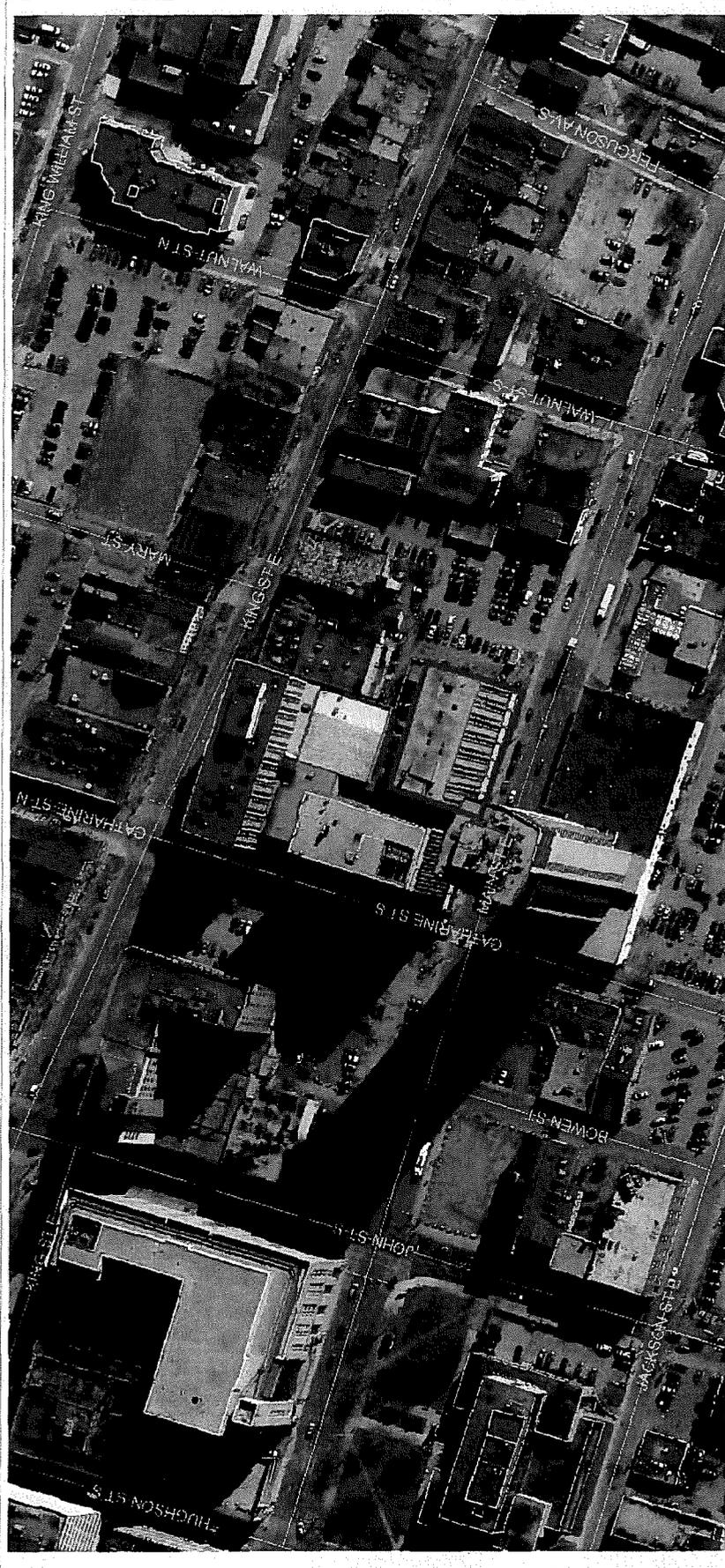
- You cannot be forced to buy your unit or move out only by reason of the proposed condominium conversion. This is known as "security of tenure".
- You will have a "right of first refusal" to purchase your unit in the event that the owner wishes to sell your unit after condominium conversion, your rights to remain in the unit as tenant will not be affected.





115 Main Street East Condominium Conversion

Subject Property – 115 Main Street East, Hamilton, Ontario

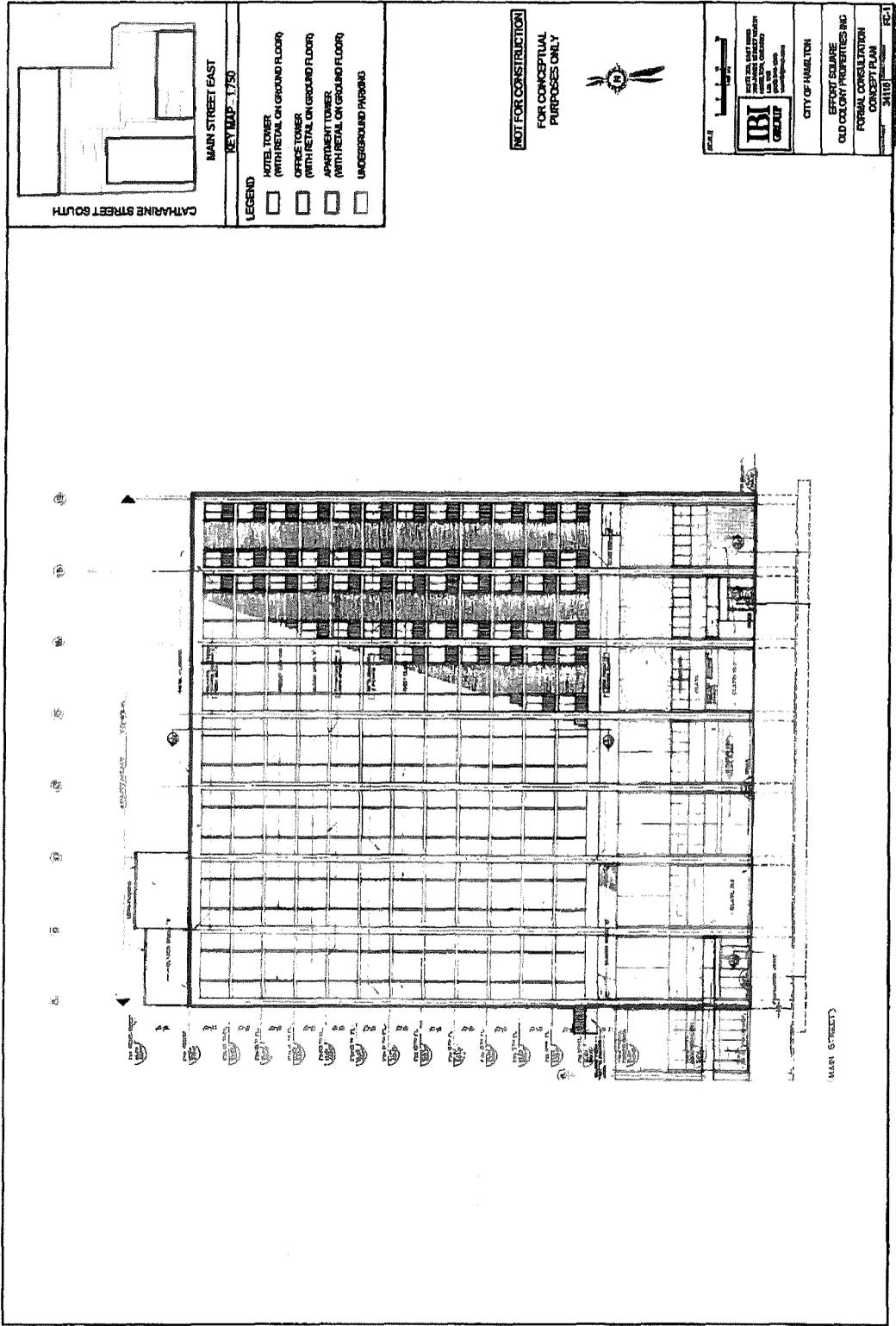




115 Main Street East Condominium Conversion

Next Step

- Proceed with the formal Draft Plan of Condominium application (sample below)



3. TENANT INFORMATION MEETING

The Tenant Information Meeting was held as a question and answer session where project representatives were available to answer questions and address concerns. The session was held as follows:

Date: Wednesday, May 15, 2013
Time: 6:00 PM – 7:00 PM
Location: Crowne Plaza Hotel
150 King Street East, Hamilton

Twelve (12) individuals signed the attendance register (**Appendix B**) and were present at the meeting. The following project representatives were present at the meeting:

Mr. David Horwood, Effort Trust Company
Mr. George T. Zajac, CPT, MCIP, RPP, IBI Group
Mr. Daniel Boric, BURPI, IBI Group

4. INFORMATION PRESENTED

The exhibits listed in **Table 4-1** were on display at the meeting and can be viewed in full under **Appendix D**.

Table 4-1: Display Boards

<ul style="list-style-type: none">i. Welcome Boardii. Purpose of the Meeting and Rights of the Existing Tenantiii. Aerial View of the Subject Propertyiv. Draft Plan of Condominium (sample)

5. COMMENTS AND QUESTIONS

The meeting began at 6:00 p.m. George Zajac from the IBI Group and David Horwood opened the meeting with an explanation of condominium ownership. The building will be divided into separate units, however, stairwells, hallways and the laundry room will remain as common areas. This meeting, informing the tenants, is the first stage of the application process and the process will take approximately two to three years.

Discussion Details	
	Answer
<ul style="list-style-type: none"> • What is the reason for this condominium conversion? • Is the only reason for money? 	<ol style="list-style-type: none"> 1) No, the application process is a long expensive process. 2) To change legal classification from Apartment to Condominium. 3) Now is a good opportunity, not sure when laws may change. 4) More flexibility in the future. 5) Possibility of property tax savings (Good investment). 6) Can sell unit by unit, instead of the whole building at once
<ul style="list-style-type: none"> • If the application is approved, who does the renter report unit issues to? 	<ol style="list-style-type: none"> 1) If unit is sold, you would report to the unit owner. 2) For the foreseeable future, the ownership group will own all units and continue to be the Property Manager. 3) Must own 60% of units to become property manager. 4) Most units are sold when they are vacant 5) You will be given the option to buy your unit. You have 72 Hours to decide (Right of First Refusal). 6) If you choose not to buy it, you can remain renter as long as you want to (Lifetime Tenancy).
	Answer
<ul style="list-style-type: none"> • Can the new Unit Owner raise the rent? 	<ol style="list-style-type: none"> 1) No, rent increases are set by the province and are regulated.

IBI GROUP SUMMARY REPORT

Old Colony Properties Inc.
TENANT INFORMATION MEETING
SUMMARY REPORT
115 MAIN STREET EAST CONDOMINIUM CONVERSION

<ul style="list-style-type: none"> • What if we end up with a bad landlord and he tries to push us out? 	<p>Answer</p> <ol style="list-style-type: none"> 1) You have rights as a tenant the owner must follow. 2) No Tenancy can be terminated without a hearing. 3) It is in the owners best interest to be respectful to the tenant. 4) As long as you are a good tenant without violations you have the right to rent your apartment as long as you want. (Lifetime Tenancy Act).
<ul style="list-style-type: none"> • If you wish to renovate, can you force us out of our units if it is turned into a condominium? 	<p>Answer</p> <ol style="list-style-type: none"> 1) As of right, we have the right to repair buildings right now. 2) We would give appropriate notice before we relocate you, and then we have to give you opportunity to move back into your original unit.
<ul style="list-style-type: none"> • Any Renovations planned? 	<p>Answer</p> <ol style="list-style-type: none"> 1) Not at this time, however we are committed to the maintenance of the building.
<ul style="list-style-type: none"> • Are there going to be floor changes, combination of units? 	<p>Answer</p> <ol style="list-style-type: none"> 1) That is an option, however it would be complicated and unlikely. 2) We must honour your tenancy pursuant to the Lifetime Tenancy Act though.
<ul style="list-style-type: none"> • Who pays the condo fees? 	<p>Answer</p> <ol style="list-style-type: none"> 1) The unit owners. 2) A current tenant would not be obligated to pay condo fees, or be subjected to rent increases to cover the cost of the condo fees.

IBI GROUP SUMMARY REPORT

Old Colony Properties Inc.
TENANT INFORMATION MEETING
SUMMARY REPORT
115 MAIN STREET EAST CONDOMINIUM CONVERSION

	Answer
<ul style="list-style-type: none">• Do we have to be present to show the unit?	1) We can't show the unit unless notice has been given, and unless staff is present. 2) The same rules now would apply.
	Answer
<ul style="list-style-type: none">• What happens if unit owners are being disruptive, do they have more rights than renters?	1) No. Everyone enjoys the same rights to enjoy their units without disruption.
	Answer
<ul style="list-style-type: none">• Would tenants have a vote on the conversion decision?	1) No, but the tenants opinion's do matter and the City will review all comments and questions tenants have.

These Minutes were prepared by Daniel Boric, IBI Group.

IBI Group

Daniel Boric, BURPI
Suite 200, 360 James Street N.
Hamilton, ON L8L 1H5
Tel: (905) 546-1010 ext. 2203
Fax: (905) 546-1111
Email: daniel.boric@ibigroup.com