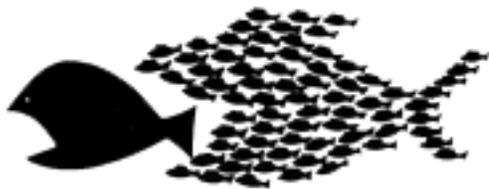


PARKDALE PLEDGE 4.1%

Our neighbours at 188 Jameson are facing an above-guideline rent increase of 4.1%. Akelius is making tenants pay for the renovations of balconies and common areas – all while apartments remain in disrepair. One of our demands has been that Akelius drop the rent increase at 188 Jameson. No repairs? No rent. It's as simple as that.

“Pledge 4.1%” is the idea that tenants in Parkdale, beginning with tenants in Akelius buildings, participate in a neighbourhood-wide auto-reduction, by reducing the rent that we pay by 4.1%. Each building committee will open a bank account, to be administered by elected members of the committee. All participating tenants will pay 4.1% of their rent into that account. That way, when our landlord takes us to the Landlord and Tenant Board for late rent, we can show that we are not delinquent and that we are able to pay, but that we are withholding our rent for valid reasons. This modest auto-reduction will be an act of solidarity with our neighbours at 188 Jameson, and a direct action against our own landlords.



**PARKDALE
ORGANIZE!**

Parkdaleorganize@gmail.com

PARKDALE vs AKELIUS



In May, tenants from 99 Tyndall, 77 Spencer, and 188 Jameson faced off with Akelius property managers at their head office in Toronto. We demanded repairs, superintendents, rent receipts on request, and that they drop the 4.1% rent increase at 188 Jameson. Akelius told us they would address our concerns by June 5th. They lied.

On June 10th we went back to the Akelius office, now joined by tenants from 95 Jameson. Only this time we were blocked from entering the office by the police and private security guards hired by Akelius. A young man with funny shoes came out from behind the line of cops calling himself the head of Public Relations for Akelius. He told us that Akelius won't be doing what we asked. They won't hire supers. The rent increases will not be withdrawn. If we want a rent receipt, we are expected to call their corporate call centre. The repairs? They tell us they will get to them... eventually.

Despite the Landlord's intimidation tactics and their dismissive talk, we spoke out. Like during our first visit in May, we took turns talking about how Akelius is making our lives miserable. But now, little more than two weeks after that first visit, our voices had become stronger. Participating in collective actions has made us more focussed and determined. Akelius believes they can get away with what they're doing to us, but we have other plans. We plan to become a force.

BUILDING OUR COMMITTEES

Winning this fight will require bold actions carried out by growing numbers of tenants. To win, we need to get better organized in the buildings where we live. We need building committees that make decisions democratically and carry these decisions out with discipline. Otherwise it will be too easy for the Landlord to brush us off, target us for eviction, or pit us against each other.

Our decisions should be made at regularly scheduled meetings and should be the result of directly democratic votes. We need to notify our neighbours of upcoming meetings by printing up flyers with dates, times, and locations, and posting them in common areas, sliding them under doors, or stuffing them in mailboxes. We need to spread information by word of mouth, speaking to our neighbours by knocking on their doors, or talking to them in the elevators and common areas.

It will be the responsibility of the individual members of each building committee to carry out the decisions made by their committee and to communicate those decisions to all tenants in the building. For example, say a committee votes in favour of marching on the landlord on a particular day and time. It will then be the responsibility of all the members of the committee to recruit as many tenants in the building as possible to join them.



Parkdale tenants rallying outside of Akelius' head office, Tuesday, June 10th.

ESCALATING OUR ACTIONS

On June 10th Akelius refused to meet our demands. We now know that we need to get more tenants involved if we want to win. We can do this by organizing together and taking actions that escalate the potential costs to the Landlord.

Landlords care about one thing: making money. They make their money one way: by collecting our rent. By taking our money. To hit a landlord where it hurts, you hit them in their pocketbook.

Many tenants in a building or an entire neighbourhood collectively withholding our rent is what is known as a Rent Strike. When we agree to each reduce the amount of rent they we pay by the same amount, it is called "auto-reduction". Tenants participating in a rent strike or auto-reduction sometimes put their rent into a collectively administered bank account. The advantage to this is that being able to show there is an intention to pay the rent once demands are met can protect tenants against eviction at the Landlord and Tenant Board.