

January 19, 2022



TO ALL MLLOA MEMBERS

This letter brings with it best wishes for a happy and peaceful 2022.

2021 has been a busy year for the Executive with a mix of in-person and Zoom meetings. It is surprising how much can be achieved in spite of the constraints under which all of us have been living.

A brief summary of some of those achievements follows:

COMPLETED INITIATIVES

Model Set of By-Laws: A review of many of our member's By-Laws revealed major differences in content and format. We developed and published a set of By-Laws that could be adapted to non-profit Life Leases, accommodating the many differences in size, market or non-market value, structure of associations and committees, tenant participation, etc. If it is time to review your By-Laws, have a look at this model. We are sure it can be helpful. It is available on our website or in hard copy from any of the Executive.

RTB On-Line Data Base: A subscription was purchased to access the Residential Tenancies Branch data base which records appeals, decisions and many other issues related to housing. After a thorough review of the content and usefulness for Life Lease tenants, it was concluded that the data base was not efficient or informative enough to work for us. A letter outlining these deficiencies and asking for improvements was sent to the Director of the RTB. The subscription will not be renewed at this time.

Presentation on Bill 71: The MLLOA made a presentation to government on Bill 71, the education property tax refund legislation. Focus of the presentation was to ensure that Life Lease tenants were included in these refunds. They now are included and refunds have been sent out to eligible Life Leases.

Tenant Representative Job Description: An extensive review of job descriptions for tenant representatives on Boards of Life Leases was completed by one of our members. It has been modified to increase its applicability to other tenant representatives and is posted on our website. This highlighted the need for a Round Table discussion on the role of tenant representatives on Life Lease Boards.
Watch for it!

Confidentiality Agreements: This issue was raised by a member Life Lease when their Board of Directors requested that all tenant representatives sign a Confidentiality Agreement. After considerable discussion, our strong recommendation was NOT to sign such an agreement since it precluded the responsibility of tenant representatives to their tenant constituency.

Vacancy Survey: A survey of members on their building vacancies was undertaken and a report completed. It is available on our website. Results indicated that, for the most part, there are few vacancies in Life Leases and they are filled quickly when suites become available.

Annual General Meeting: In November 2021 the AGM was held with 26 attendees representing 16 Life Lease Buildings. Your Executive was confirmed for another term and a full review of activities undertaken during 2021 was provided. Some valuable suggestions were received for further initiatives.

CONTINUING INITIATIVES

Life Leases Act of Manitoba: The effort to improve the legislation that governs life leases has been a project for many years and continues to crawl along at a snail's pace, in spite of our regular contacts and Zoom meetings with the Director and staff of the RTB. At the AGM in November, we announced the intention to undertake a lobbying effort to get this done. Plans are being finalized for this and you will be sent information, supportive resources and requests in the near future. Your help is needed. *Watch for it!*

CRA/ Trust Company Request for Confidential Information from Life Lease Tenants: Contacts with Concentra Trust and the CRA, in an effort to clarify this request and protest the sharing of confidential SIN and DOB data, have been extensive. Letters were sent and telephone calls made to all Manitoba MP's, the Minister involved with CRA and other Civil Servants requesting clarification. We are now in a wait and see position, with a strong recommendation to not provide the requested information unless informed responses are received.

Committee Meeting Guests: In September 2021 we started a program of inviting one or two Association member contacts to each Executive Committee meeting. Please give serious consideration to accepting your invitation when it comes.

Grant Programs: The Executive are looking into the possibility of Life Leases applying for Energy grants. The AGM broadened this initiative into all housing-associated grants that may assist Life Leases.

Round Table Program Topics: Several ideas have been suggested for Round Table topics when we are able to re-start this popular program – for instance, Reserve Funds and Budgeting; Independent Living & Home Care; Life Lease Insurance; Health Care Directives; Model By-Laws Review.

The Manitoba Life Lease Occupants Association is your Association. Membership includes 26 Life Lease residences, located throughout the city of Winnipeg and Selkirk. Your Executive team, all volunteers who live in member Life Lease buildings, is working on your behalf. Please feel free to contact any of us with questions, concerns, ideas, and suggestions to help us all make Life Lease living a healthy, happy, economically sound, and safe experience for all.

Yours respectfully,

Your MLLOA Executive

President	Dave Kennedy - Glendale Court
Vice-President	Gilbert Robin - Place Eugenie
Past-President	Garry Brickman - Vasa Lund Estates
Treasurer	Mary Lou McGurran - Kiwanis Chateau
Secretary	Ken Loewen - Lindenwood Villa
Member-at-Large	Jerry Kies - Kiwanis on the Red
Member-at-Large	Lori Blande - Colorado Estates

Manitoba Life Lease Occupants Association

www.mlloa.ca

605-3590 Portage Avenue, Winnipeg MB R3K 2J1