

# Excalibur

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## Tenants to conduct rent referendum

By ANNA VAITIEKUNAS

CYSF president Barry Edson will ask the York tenants' bargaining committee tomorrow to poll all campus tenants to determine whether they want to take York's 15.5 per cent rent increase to the Ontario rent review office for a ruling.

The poll, if implemented, will also ask tenants whether they wish the bargaining committee to begin negotiations with the York administration for concessions said Edson.

The concessions, as it was reported last week in Excalibur, will include increased student participation on residence committees which govern rent increases, building maintenance, pest control and residence security.

Even if the tenants decide that they do not want to take legal action, there is nothing to prevent an individual tenant from approaching the rent review office for a ruling on his particular rent increase.

Last May, York university rents were increased 13.5 per cent, five and a half per cent over the allowable increase under the existing provincial rent review legislation.

If the rent review office receives a formal application from all of York's tenants, it must then decide whether the university falls within the exemption provisions of the rent review act. Pending that decision, the rent office then decides whether the 13.5 per cent rent increase is valid.

According to Osgoode lawyer and former member of the rent review board Brian Bucknall, all challenged rulings by the rent review office go to the Ontario rent review board for appeal. If the board judicially errs in its decision, further appeals would go to the divisional court of Ontario and, if

appealed further, the supreme court of Ontario.

Bucknall said if the tenants' bargaining committee requested a common hearing (all the university tenants) before the rent review board, it would take several months before a ruling could be made.

Both Bucknall and NDP lawyer for CYSF Bernard Eastman, said that there has been no formal application for York's case but tenant representatives have discussed the issue with several rent review officers.

Edson said Tuesday that "I'm convinced that we won't lose (if a formal application is made) but I'm not convinced that the administration won't keep appealing the case if they lose."

He said that if any appeal is made, tin cans may be set up in the residences for donations to help cover legal costs.

The tenants' bargaining committee consists of a representative from CYSF, each college and residence council and the York University's Tenants' Association (YUTA).

According to the Ontario government's Bill 60 which became law last May 21, university residences were exempted from Ontario's rent review legislation provided the university complies with three conditions. According to Bill 60 every university administration must: a) consult with a student body which represents students tenants before announcing a rent increase) b) file a statement with the rent review office certifying that such consultation took place; c) then give notice to the tenants.

The three stipulations, according to Edson, have not been fulfilled by the administration while the administration feels that the rent review legislation does not apply to York in this particular case.



Joe who? Federal opposition leader, Joe Clark of the Progressive Conservatives as he addressed a lecture at Seneca College's Minkler auditorium October 14. The meeting was jointly sponsored by York and Seneca.

## Charges of dictatorship brewing at student's station, Radio York

By MICHAEL HOLLETT

Radio York has been off the air for most of this week but all has not been quiet behind the scenes at the station.

After just over a month of station manager Richard Gould's attempts to create a "conceptualized" station is already coming under attack from his predecessor, Scott Marwood.

Marwood has been station manager of CKRY intermittently during the past three years and held the post before Gould assumed it on August 1, 1976.

Marwood said, "Under Gould, this year Radio York is a dictatorship. It is not a democratic club because only the station manager has a say."

"There have been changes made at the station but people have not been allowed to vote on them. Gould has alienated many people on the staff as station manager and he wasn't even elected", said Marwood.

Gould calls Marwood's comments, "basically trite". He says, "Marwood has never taken the time to try and understand what I'm doing."

"Am I running a dictatorship? Yes and no. If I hadn't come forward with this autocratic approach and taken personal responsibility for the station, it would have been closed down. We owe the university \$10,650 and they were in a position to take us off the air".

Gould said, "We closed down this week because there were people on the air who never interacted with the rest of the staff". He felt the week off air was necessary so the station could start from scratch, "so we will start to work together. We took everyone off the air so we couldn't be accused of playing

favorites" he said.

As part of this new beginning, station staff must attend at least one of two seminars being held Saturday and Wednesday in the coming week. Those judged suitable for air time by Gould and his assistant, Jaro Dick, will begin broadcasting as soon as Monday.

Seminars are an integral part of Gould's dream of creating the "whole" radio person and a station with "conscientious, concentrated, professional, good programming". He feels that before broadcasters can consider improvisation they must know the basics. As a result, after a new staffer begins attending seminars, they are assigned to help with another announcer's show so they can learn from him or her. Finally, they have a chance at their own show.

"If I have to lose people who just want to play radio, okay," says Gould. "People have to be willing to put time into the station".

Seminar attendance dropped from 40 people to two at the most recent. Attendance should improve since it is now mandatory and Gould says he has made adjustments to stop sagging interest.

Gould acknowledges he was not elected station manager. He also admits the staff cannot make binding votes regarding station policy but "by getting down and telling Becker (assistant - vice president of student affairs) they don't like what I'm doing, they could close the radio station." Gould says he is accountable to the staff, the listeners and finally, the university administration. He feels he has this entire year to prove himself and the station.

Evan Leibovitch, York Student Federation (CYSF) vice-president of student services said,

"Everything Marwood says is true, but it is either that or have the station go down the tube."

"I was impressed with what Gould told us at the very beginning of the year. I haven't heard any complaints about the station. As far as I know Gould hasn't done anything wrong yet."

Leibovitch added, "I don't know what Marwood is trying to accomplish by what he is saying".

## Vacant apartments suspected in grad res.

By DENISE BEATTIE

A controversy concerning the Graduate and Atkinson residences has arisen as reliable sources estimate that out of a total of 929 apartments there are over 60 vacant while over 1700 names are on waiting lists.

A reliable administrative source said there are indications that many of these apartments have been vacant since last August. He has estimated that the rent loss is over \$10,000 per month. He also asked, "Is that why the rent has been increased by 13.5 per cent to cover lost rents?"

David Fleet, chairperson of the York University Tenants' Association (YUTA), also expressed his belief that there are numerous vacant apartment doors, many were still there days later. Fleet, though he did not have any factual evidence he believes there are at least two unoccupied on his floor alone.

Jane Corbett, the Assistant Resident Manager for York, said the average length of time between tenant's occupancy is two weeks and this is necessary in order to clean the apartment and also to locate the new tenants. When

applying, prospective tenants are asked to keep the Housing Office informed about their address changes, but often this is not done making increased work in filling the apartments and a longer waiting period between tenants.

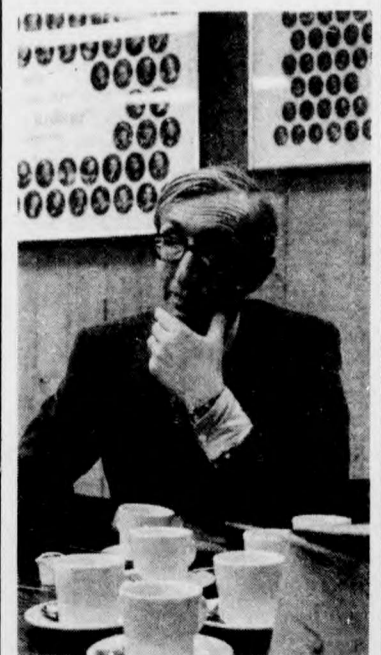
Fleet said the Housing Office is "inefficient". He said he was reluctant to use strong language because it would be taken as an official position of YUTA, which is not the case, but he "strongly suspected their incompetence" and he believed this was a "shared opinion". Although he didn't have any official figures, Fleet said that there is a vacancy rate of 1 per cent of which there should only be a fraction considering the long waiting list.

When asked whether the high vacancy rate led to higher rents Corbett said the loss of rent between tenants would not be enough for a rent increase. She did say, that in this year's fiscal budget there was a 2 per cent vacancy factor.

Tenants moving out are asked to give 30 days notice but they can move out on shorter notice "with a penalty". Often a 60 day notice is often required in the private believes that if residences tenants

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