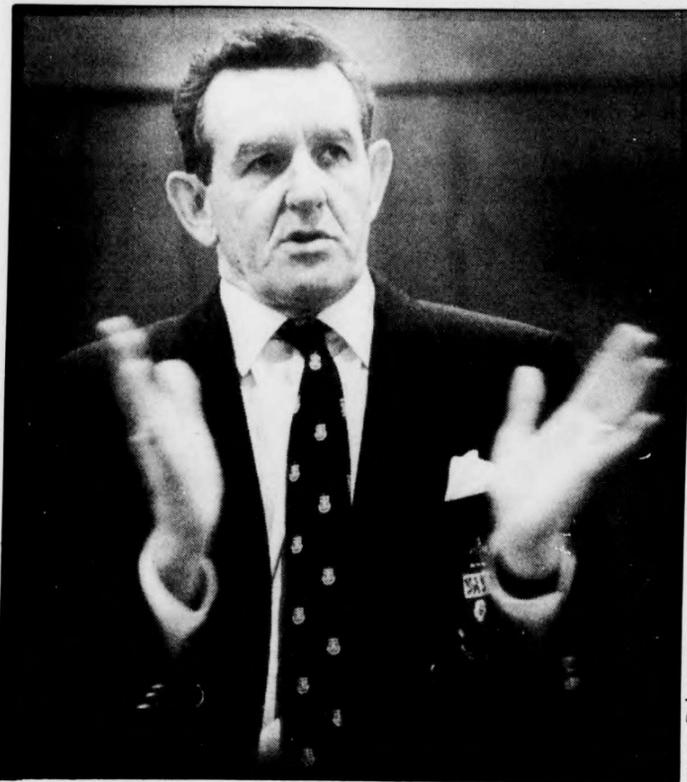


# Proposed rent increases fire up students

"the increases will put [university] out of reach of many students"



Jason Schwartz

Director of housing and food services Norman Crandles confronts students angry about rent increases.

by Susan Vanstone

**C**onflict between students and the administration continues over proposed rental increases for student accommodations.

Housing operations has proposed a rental increase of 6.45 per cent per year for 10 years starting September 1990 for undergraduate residences and one and two-bedroom Assiniboine and Moon Road apart-

ments, and a 13 per cent per year increase for bachelor units.

Director of housing and food services Norman Crandles said that in 10 years, York apartments would cost 95 per cent of the market value of a Toronto bachelor apartment, but this figure does not apply to undergraduate residences. However, Glendon College student union president Gus Pantelidis said that by increasing undergraduate residences and one and two-bedroom

apartments at the same rate, undergraduates would also be paying 95 per cent of market value.

The proposals must be approved by the Residence Budget Committee (RBC), vice-president (finance and administration) Bill Farr and the Board of Governors before being implemented.

Crandles said the proposed increases are a result of inflation and would go toward the \$37 million mortgage for Calumet's undergraduate residence and the new Passy Garden graduate apartments. From May 1, 1990 to April 30, 1991, \$4,520,000 in interest on the Canada Pension Plan mortgage must be paid compared to \$1,620,000 for the same period this year. The principal will be paid, in full, in 20 years.

Students living in Calumet and

Passy Garden will pay about seven and a half per cent more than they would in other comparable units at York, said Crandles.

Crandles' assistant Sandra Aiken said the provincial government grant of \$10,426,000 over the next 25 years will contribute to mortgage payments and operating costs.

"The increased rent won't be affordable," said Erik Griffioen, a graduate physics student who lives in an Assiniboine bachelor apartment. "It would represent more than 50 per cent of my total income, and I'd have to look for other accommodation. I thought the whole purpose of student apartments was to provide affordable housing, seeing that their income is below poverty line. The increases will put it out of reach of many students."

Ontario undergraduate univer-

sity and college residences are not covered by the *Landlord and Tenant Act*, which allows the provincial government to establish limits on rental increases. This past year's limit was 4.6 per cent. York's graduate apartments are covered by the Act, except for rent increases. In both cases, consultation with a council of students must take place before increases can be implemented.

Crandles said any landlord can go to the Rent Review Board and increase rent by more than 4.6 per cent.

York's version of consultation with students exists in the 12-member RBC, consisting of administration members and students.

CYSF vice-president (internal) Caroline Winship said the RBC is

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	Current monthly rent	Proposed monthly rent. September 1990 - August 1991
Assiniboine and Moon Road bachelor apartments	\$313/month	\$353.69/month
Assiniboine and Moon Road one-bedroom apartments	\$422/month	\$449.22/month
Assiniboine two-bedroom apartments	\$487/month	\$518.85/month
Moon Road two-bedroom apartment	\$585/month	\$622.73/month
Undergraduate Residence single room	\$2143 (\$267.88/month)	\$2281.22 (\$285.15/month)
Undergraduate Residence double room	\$1799.90 (\$224.99/month)	\$1915.99 (\$239.50/month)



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