

THE CITY OF TORONTO

City Clerk's Division

Minutes of the Tenant Defence Sub-Committee

Meeting No. 3

Thursday, September 2, 2004

The Tenant Defence Sub-Committee met on Thursday, September 2, 2004, in Meeting Room C, City Hall, Toronto, commencing at 9:40 a.m.

Members Present:

Councillor Shelley Carroll, Acting Chair
Councillor McConnell
Councillor Pitfield
Councillor Sylvia Watson

No declarations of interest pursuant to the Municipal Conflict of Interest Act were made.

Confirmation of Minutes

On motion by Councillor Pitfield, the Tenant Defence Sub-Committee confirmed the Minutes of the meeting held on May 26, 2004.

3.1 Analysis of Evictions in the City of Toronto

The Tenant Defence Sub-Committee considered a Presentation by Linda Lapointe of Lapointe Consulting Inc, and Sylvia Novac., regarding evictions in the City of Toronto.

The Tenant Defence Sub-Committee also considered the following material:

- (a) Analysis of Evictions in the City of Toronto Co-operative Housing Sector;
- (b) Analysis of Evictions under the Tenant Protection Act in the City of Toronto Non Profit Housing Sector; and
- (c) Analysis of Evictions under the Tenant Protection Act in the City of Toronto Overall Rental Housing Market.

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On motion by Councillor McConnell, the Tenant Defence Sub-Committee:

- (1) received the presentation and thanked Ms. Lapointe and Ms Novac for attending the Sub-Committee meeting; and
- (2) directed that the Analysis of Evictions in the City of Toronto be forwarded to the Board of Directors of the Toronto Community Housing Corporation, and the GTAA for information.

(Toronto Community Housing Corporation; GTAA Attention: Brad Butt – September 20, 2004)

3.2 New Provincial Rent Bank Program

The Tenant Defence Sub-Committee considered a report (August 26, 2004) from the Commissioner of Community and Neighbourhood Services proposing a new Provincial Rent Bank program and requesting authority for the Commissioner of Community and Neighbourhood Services to enter into a grant agreement with the Minister of Municipal Affairs and Housing to access provincial funding for the new program, and also authority to enter into service agreements with community agencies to deliver the new program.

Recommendations:

It is recommended that:

- (1) the Commissioner of Community and Neighbourhood Services be authorized to execute the Provincial Rent Bank Grant Agreement on behalf of the City of Toronto with the Minister of Municipal Affairs and Housing for administration of the Provincial Rent Bank Program for the period October 1, 2004 to September 30, 2006;
- (2) the Commissioner of Community and Neighbourhood Services be authorized to execute an agreement with Neighbourhood Information Post and six other access centres listed in Appendix A to administer the Provincial Rent Bank Program for the period from October 1, 2004 to September 30, 2006, and to allocate all available provincial funding, including interest, over the two year period in quarterly instalments;
- (3) Council approve the program design and implementation strategy substantially as detailed in Appendix B;

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- (4) Council approve families with children, couples without children, and singles as eligible for participating in the Provincial Rent Bank Program, subject to the same eligibility criteria and loan repayment policy that apply to the existing Toronto Rent Bank Program;
- (5) the Commissioner of Community and Neighbourhood Services be authorized to transfer \$36,187.00 from the provincial rent bank grant account to the Health and Safety Fund portion of the City of Toronto Homeless Initiatives Fund to replace the emergency funds advanced to the Toronto Rent Bank for its July 1- September 30, 2004 quarterly payment;
- (6) Council request that the Minister of Municipal Affairs and Housing commit long-term funding of the Provincial Rent Bank beyond 2006, that any future funding allocation take into consideration the greater need for such assistance in communities where there is a larger tenant population, and that the cap on administrative funding be increased to reflect the actual cost of delivering the program;
- (7) Shelter, Housing and Support Division staff be directed to work with landlord organizations, including the Greater Toronto Apartments Association and the Landlord Self-Help Centre, to develop options for increased landlord participation and support of the rent bank and for assisting tenants with arrears and at risk of eviction; and
- (8) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

A. Moved by Councillor Pitfield, that the Tenant Defence Sub-Committee recommend to the Community Services Committee that City Council adopt the staff recommendations in the Recommendations Section of the report (August 26, 2004) from the Commissioner of Community and Neighbourhood Services.

Carried

B. Moved by Councillor Watson, that the Tenant Defence Sub-Committee request the Commissioner of Community and Neighbourhood Services to review and report to the Tenant Defence Sub-Committee and the Community Services Committee on the Provincial Rent Bank Program after the first 12 months, such report to address:

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- (a) a comprehensive analysis of costs to administer both the Provincial Rent Bank Program and the Toronto Rent Bank;
- (b) the components of these costs, what services are specifically provided and at what cost; and
- (c) recommendations for reducing the administrative component of the program.

Carried

(Community Services Committee; c. Commissioner of Community and Neighbourhood Services; General Manager, Shelter, Housing and Support Division – September 2, 2004)

**3.3 May, June, July and August 2004 Status Report:
Applications under the Tenant Support Grants Program**

The Tenant Defence Sub-Committee considered a Memorandum (August 26, 2004) from the General Manager, Shelter, Housing and Support Division, providing, for information, an update of the applications received under the Tenant Support Grant as at August 13, 2004.

Mechel Linus Selkin appeared before the Tenant Defence Sub-Committee.

On motion by Councillor Watson, the Tenant Defence Sub-Committee received the memorandum for information.

**3.4 Fountainhead Tenants' Association – 40 Fountainhead Road and
470 Sentinel Road**

The Tenant Defence Sub-Committee considered the following communication and report:

- (April 29, 2004) from the City Clerk advising that City Council at its special meeting April 15 and 16, 2004, referred the Notice of Motion by Councillor Walker and the report dated April 8, 2004, from the Commissioner of Community and Neighbourhood Services, entitled 'Non-Concurrence in Request for a Tenant Support Grant from the Tenant Defence Fund by the Fountainhead Tenants' Association following an Ontario Municipal Board Decision (Ward 8 – York West) to the Tenant Defence Sub-Committee meeting of May 12, 2004, for report to the Community Services Committee.

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- (August 24, 2004) from the City Solicitor responding to a request of the Tenant Defence Sub-Committee for the City Solicitor to attend and discuss the details of the Ontario Municipal Board proceedings related to official plan and zoning amendment applications for 40 Fountainhead Road and 470 Sentinel Road

Recommendation:

It is recommended that this report be received for information.

On motion by Councillor Watson, the Tenant Defence Sub-Committee:

- (1) recommended to the Community Services Committee that City Council adopt the staff recommendation in the Recommendations Section of the report (April 8, 2004) from the Commissioner of Community and Neighbourhood Services, as follows:

“It is recommended that the request for a grant of \$3,000 for the Fountainhead Tenants’ Association from the Tenant Support Grants Program of the Tenant Defence Fund not be approved.”; and

- (2) received the report dated August 24, 2004 from the City Solicitor.

(Community Services Committee; c. City Solicitor; Commissioner of Community and Neighbourhood Services; General Manager, Shelter, Housing and Support Division; Councillor Li Preti – September 2, 2004)

3.5 Quarterly Report – Tenant Defence Fund Outreach and Organizing Team – April 1 to June 30, 2004

The Tenant Defence Sub-Committee considered a Memo (August 20, 2004) from the General Manager, Shelter, Housing and Support Division, forwarding for information a copy of the Quarterly Report of the Tenant Defence Fund Outreach and Organizing Team outlining their activities during the three-month period between April 1 and June 30, 2004, in accordance with the City’s Purchase of Service Agreement.

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Dan McIntyre, Program Co-ordinator, Outreach and Organizing Team, FMTA, appeared before the Tenant Defence Sub-Committee.

On motion by Councillor Watson, the Tenant Defence Sub-Committee:

- (1) received the report for information; and
- (2) requested the Program Co-ordinator, Outreach and Organizing Team, to submit a detailed breakdown of the \$20,600.00 spent on Miscellaneous Expenses.

3.6 Deputation – Tim Rourke

The Tenant Defence Sub-Committee considered a deputation from Tim Rourke regarding the Tenant Support Grant Program and the Tenant Defence Fund Outreach and Organizing Team.

On motion by Councillor Pitfield, the Tenant Defence Sub-Committee received the deputation.

The Tenant Defence Sub-Committee adjourned its meeting at 11:20 a.m.

Chair