

**THE CITY OF TORONTO**

**City Clerk's Division**

**Minutes of the Tenant Defence Sub-Committee**

**Meeting 2**

**Tuesday, April 19, 2005**

The Tenant Defence Sub-Committee met on Tuesday, April 19, 2005, in Committee Room 2, City Hall, Toronto, commencing at 9:45 a.m.

**Members Present:**

Councillor Michael Walker, Chair  
Councillor Gloria Lindsay Luby  
Councillor Peter Li Preti  
Councillor Jane Pitfield

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 March 11, 2005.

**2.1. 2005 Status Report: Applications under the Tenant Support Grants Program**

The Tenant Defence Sub-Committee considered a memorandum (April 12, 2005) from the General Manager, Shelter, Housing and Support, providing, for information, an update of the applications received under the 2000, 2001, 2002, 2003, 2004 and 2005 Tenant Support Grant Program as of April 8, 2005.

On motion by Councillor Lindsay Luby, the Tenant Defence Sub-Committee received the memorandum (April 12, 2005) from the General Manager, Shelter, Housing and Support.

**2.2. Status - Province of Ontario's Proposed Legislation on Tenant Protection**

The Tenant Defence Sub-Committee considered a memorandum (April 12, 2005) from the General Manager, Shelter, Housing and Support, providing a status report on the proposed provincial legislation on tenant protection, as requested at the March 11, 2005 meeting.

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

- (1) recommended to the Community Services Committee that City Council request the Provincial Government to act expeditiously in enacting the proposed legislation on tenant protection; and
- (2) received the memorandum (April 12, 2005) from the General Manager, Shelter, Housing and Support.

(Community Services Committee, cc: General Manager, Shelter, Housing and Support Division – May 9, 2005)

**2.3. Information Pamphlet on the Services of the Outreach and Organizing Team**

The Tenant Defence Sub-Committee considered a memorandum (April 12, 2005) from the General Manager, Shelter, Housing and Support, forwarding a copy of the Information Pamphlet about the Outreach and Organizing Program of the Tenant Defence Fund, which has been completed in collaboration with the Outreach and Organizing Team.

On motion by Councillor Li Preti, the Tenant Defence Sub-Committee received the memorandum (April 12, 2005) from the General Manager, Shelter, Housing and Support.

**2.4. Updated Report – Condition of Property at 103-105 West Lodge Avenue Ward 14 – Parkdale – High Park**

The Tenant Defence Sub-Committee considered a report (April 6, 2005) from the Executive Director, Municipal Licensing and Standards Division, Urban Development Services, responding to a request from the Tenant Defence Sub-Committee at its March 11, 2005 meeting for an updated report on the site conditions at 103-105 West Lodge Avenue relating to issues within the purview of the Municipal Licensing and Standards Division, Urban Development Services.

Recommendation:

It is recommended that this report be received for information purposes.

Anna Thaker appeared before the Tenant Defence Sub-Committee.

On motion by Councillor Pitfield, the Tenant Defence Sub-Committee deferred the report (April 6, 2005) from the Executive Director, Municipal Licensing and Standards Division, to its meeting on June 22, 2005.

**2.5. Status Report – Condition of Property at 1765-1775 Weston Road and other multi-residential buildings owned by same owner Ward 11 – York South – Weston; Ward 1 – North Etobicoke; Ward 18 - Davenport**

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

- (i) report (April 11, 2005) from the Executive Director, Municipal Licensing and Standards Division, responding to a request from the Tenant Defence Sub-Committee at its March 11, 2005 meeting for a report on the site conditions at 1765-1775 Weston Road, the site conditions of other multi-residential buildings owned by the same owner relating to issues within the purview of the Municipal Licensing and Standards Division and information on the number of complaints received by the Division for inoperative elevators in multi-residential buildings along with a strategy for dealing with them.

Recommendation:

It is recommended that this report be received for information purposes.

- (ii) communication (April 18, 2005) Councillor Walker requesting reimbursement to Councillor Nunziata's Executive Assistant of out of pocket expenses for the cost of filing applications before the Ontario Rental Housing Tribunal.

Sharon Shrieve and Councillor Nunziata appeared before the Tenant Defence Sub-Committee.

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The Tenant Defence Sub-Committee:

- (i) recommended to the Community Services Committee that City Council adopt the staff recommendations in the Recommendations Section of the report (April 12, 2005) from the Commissioner of Community and Neighbourhood Services and the Executive Director, Municipal Licensing and Standards, Urban Development Services, subject to deleting Recommendation 1 and inserting instead the following:
  - “(1) a grant of up to \$5,000.00 be approved and allocated from the Tenant Support Grants Program for assisting tenants in their dispute with the owner of the property at 1765 and 1775 Weston Road under the following terms and conditions:
    - (a) the funds be paid to York Community Legal Services to be held in trust for the tenants of 1765 and 1775 Weston Road;
    - (b) York Community Legal Services pay the money into a trust account that will be managed in accordance with the by-laws, rules and regulations of the Law Society of Upper Canada;
    - (c) the funds be used to cover expenses properly incurred on behalf of the tenants, including expert witness costs, application fees and other disbursements that are not covered by York Community Legal Services;
    - (d) any unused funds will be returned to the City;
    - (e) any other terms and conditions as deemed appropriate by the General Manager, Shelter, Support and Housing Administration, and the City Solicitor; and”
- (ii) requested Councillor Nunziata to pay the amount of \$105.00 out of her office budget, for out of pocket expenses incurred by her Executive Assistant in filing applications with the Ontario Rental Housing Tribunal on behalf of the tenants; and

- (iii) requested the Executive Director, Municipal Licensing and Standards Division, in consultation with appropriate Officials, to report to the Tenant Defence Sub-Committee on:
  - (a) additional measures that could be taken to address the consistent neglect of multi-residential properties by private landlords, which may include raising the fines, stricter enforcement, etc., using the Weston Road property as a case study;
  - (b) the costs involved in monitoring poorly maintained buildings;
  - (c) total amount of Property Standards fines for 1765-1775 Weston Road, the amount collected, and the outstanding fines.

## **2.6 Issuance of Tickets for Vehicles Parked Illegally in Visitor Parking Lots at Privately Owned Apartment Buildings**

The Tenant Defence Sub-Committee considered a report (April 12, 2005) from the City Solicitor responding to a request from the Tenant Defence Sub-Committee meeting on March 11, 2005 on the authority of the Toronto Police Service to issue tickets for vehicles parked illegally in visitor parking lots in privately owned apartment buildings.

Recommendation:

It is recommended that this report be received for information.

The Tenant Defence Sub-Committee received the report (April 12, 2005) from the City Solicitor.

The Tenant Defence Sub-Committee adjourned its meeting at 11:40 a.m.

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Chair