

THE CITY OF TORONTO

City Clerk's Office

Minutes of the Tenant Defence Sub-Committee

Meeting 3

Wednesday, June 22, 2005

The Tenant Defence Sub-Committee met on Wednesday, June 22, 2005, in Committee Room 4, City Hall, Toronto, commencing at 9:40 a.m.

Members Present:

Councillor Michael Walker
Councillor Shelley Carroll
Councillor Cliff Jenkins
Councillor Pam McConnell
Councillor Jane Pitfield
Councillor Sylvia Watson

Regrets:

Councillor Gerry Altobello

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 April 19, 2005.

3.I Election of Chair of the Tenant Defence Sub-Committee

Councillor McConnell moved that Councillor Walker be nominated as Chair of the Tenant Defence Sub-Committee.

Councillor Walker was duly elected as Chair of the Tenant Defence Sub-Committee, unanimously.

3.II Election of Vice-Chair of the Tenant Defence Sub-Committee

Councillor McConnell moved that Councillor Carroll be nominated as Vice-Chair of the Tenant Defence Sub-Committee.

Councillor Carroll was duly elected as Vice-Chair of the Tenant Defence Sub-Committee, unanimously.

3.1 2005 Status Report: Applications under the Tenant Support Grants Program

The Tenant Defence Sub-Committee considered a memorandum (June 13, 2005) from the General Manager, Shelter, Support and Housing Administration, providing, for information, an update of the applications received under the 2000, 2001, 2002-2003, 2004 and 2005 Tenant Support Grant Program as of June 13, 2005.

The Tenant Defence Sub-Committee received the memorandum (June 13, 2005) from the General Manager, Shelter, Support and Housing Administration.

3.2 Costs and Feasibility of Including a Standard Letter from Councillors in the Notice to Tenants on Automatic Rent Reductions

The Tenant Defence Sub-Committee considered a report (June 13, 2005) from the General Manager, Shelter, Support and Housing Administration, addressed to the Community Services Committee and the Tenant Defence Sub-Committee, on costs and feasibility of including a standard letter from Councillors in the Notice to Tenants on Automatic Rent Reductions.

Recommendations:

It is recommended that:

- (1) Council approve the use of a standard letter to be issued with each Rent Reduction Notice to Tenants for the 2005 notification program substantially as presented in Appendix A;
- (2) Councillors who choose to include a standard letter with each Rent Reduction Notice to tenants for the 2005 notification program provide staff with an electronic copy of their letterhead and signatures on or before September 30, 2005; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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Councillor Walker appointed Councillor Carroll Acting Chair and vacated the Chair.

- A. Councillor Walker moved 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 (June 13, 2005) from the General Manager, Shelter, Support and Housing Administration.

(Carried)

Councillor Walker resumed the Chair.

- B. Councillor Carroll moved that Recommendation (2) be replaced with the following:

“(2) that Councillors be provided with the same mailing list that City staff use for mailing the Rent Reduction Notice to Tenants so that Councillors can send their own letters to tenants;”.

(Lost)

(Community Services Committee – June 23, 2005)

**3.3 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.

Robert Levitt, Ontario Tenants Toronto Tenants, appeared before the Tenant Defence Sub-Committee.

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

- (1) received the report (April 6, 2005) from the Executive Director, Municipal Licensing and Standards Division, Urban Development Services; and

- (2) requested that the Executive Director, Municipal Licensing and Standards Division, Urban Development Services, as a pilot exercise, deploy one MLS Officer to accompany Councillor Sylvia Watson and members of her staff on three evenings to 103-105 West Lodge Avenue to set up a table to interview tenants on the conditions of the individual units and report back to the Tenant Defence Sub-Committee on the benefits and results of such exercise.

3.4 Tenant Defence Fund Available Grants - Inclusion of Maintenance (T6) Tribunal Applications

The Tenant Defence Sub-Committee considered a communication (May 17, 2005) from Councillor Walker on changes to the Tenant Defence Fund to allow Council to approve grants for other applications based on recommendations from the Tenant Defence Sub-Committee.

Recommendations:

- (1) that City staff report on the feasibility of including in its terms of reference for the Tenant Defence Fund, support to tenants making applications to the Ontario Rental Housing Tribunal (ORHT) for bad maintenance; and
- (2) that the appropriate City staff contact the provincial Ministry of Municipal Affairs and Housing to determine when the province's new tenant legislation will be introduced to the Provincial Legislature and also to detail the contents of their new tenant legislation, the results of these inquiries to be reported on to the next meeting of the Tenant Defence Sub-Committee.

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

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

- (1) received the communication (May 17, 2005) from Councillor Walker; and
- (2) requested the General Manager, Shelter, Support and Housing Administration, to report back to the next meeting with a work plan to review the mandate, including funding, of the Tenant Defence Sub-Committee.

**3.5 Report on Phase 1 Parking and Loading
Zoning Standards Review**

The Tenant Defence Sub-Committee considered Clause 7 of Planning and Transportation Committee Report 5, entitled “Report on Phase 1 Parking and Loading Zoning Standards Review, which was amended and adopted by Council at its meeting on June 14, 15 and 16, 2005.

The Tenant Defence Sub-Committee received the Clause for information.

**3.6 Status of Property and Related Tenant Issues at 1765 and 1775 Weston Road
(Ward 11 – York South-Weston)**

The Tenant Defence Sub-Committee considered Clause 3 of Community Services Committee Report 4, entitled “Status of Property and Related Tenant Issues at 1765 and 1775 Weston Road (Ward 11 – York South-Weston)”, which was amended and adopted by Council at its meeting on May 17, 18 and 19, 2005.

The Tenant Defence Sub-Committee received the Clause for information.

3.7 Tenant Support Grant Program – 266 Sherbourne Street

The Tenant Defence Sub-Committee considered a communication (June 15, 2005) from Dan McIntyre, Program Coordinator, Tenant Defence Fund Outreach and Organizing Team, requesting a grant of \$2,100.00 from the Tenant Support Grants Program for assisting tenants in their dispute with the owner of the property at 266 Sherbourne Street.

On motion by Councillor McConnell, the Tenant Defence Sub-Committee recommended to the Community Services Committee that City Council approve a grant of up to \$5,000.00 from the Tenant Support Grant Program for assisting tenants in their dispute with the owner of the property at 266 Sherbourne Street.

(Community Services Committee – June 23, 2005)

**3.8 Tenant Support Grant Program - 545, 555, 565 Sherbourne Street
Tenants Association**

The Tenant Defence Sub-Committee considered a communication (June 21, 2005) from Councillor Pam McConnell, Ward 28 Toronto Centre-Rosedale, requesting a grant of \$2,500.00 from the Tenant Support Grants Program to pay the court awarded costs directly to the landlord of 545, 555, 565 Sherbourne Street.

On motion by Councillor McConnell, the Tenant Defence Sub-Committee recommended to the Community Services Committee that City Council approve a grant of \$2,500.00 from the Tenant Support Grant Program to pay the court awarded costs directly to the landlord of 545, 555, 565 Sherbourne Street.

(Community Services Committee – June 23, 2005)

3.9 Landlord Recognition Award

The Tenant Defence Sub-Committee discussed the possibility of instituting an award to recognize Landlords who are fulfilling their obligations and leading the way to improving the living conditions and property standards for an improved quality of life for tenants in Toronto.

On motion by Councillor Pitfield, the Tenant Defence Sub-Committee requested the General Manager, Shelter, Support and Housing Administration, to report on a criteria and methodology for a Landlord Recognition Award based on improved living conditions and property standards.

The Tenant Defence Sub-Committee adjourned its meeting at 10:45 a.m.

Chair