



**TENANT DEFENCE SUB-COMMITTEE
DECISION DOCUMENT
MEETING 3**

Date of Meeting:	Monday, May 29, 2006	Enquiry: Colleen O'Neill
Time:	9:30 a.m.	Committee Secretary
Location:	Committee Room 1	416-392-7340
	2nd Floor City Hall	coneill1@toronto.ca
	100 Queen Street West	

If the Tenant Defence Sub-Committee wishes to meet in-camera (privately) a motion must be made to do so and the reason given (*Municipal Act, 2001*).

Declarations of Interest under the *Municipal Conflict of Interest Act*

Confirmation of Minutes – March 2, 2006

Communications/Reports:

1. Presentation on the Proposed *Residential Tenancies Act*

The Tenant Defence Sub-Committee:

- (1) received the presentations; and**
- (2) supported in principle the submission of the Advocacy Centre for Tenants Ontario (May 2006) regarding recommended amendments to the Second Reading of Bill 109, *Residential Tenancy Act, 2006*, concerning market housing.**
 - Staff Presentation
 - Presentation by Advocacy Centre for Tenants Ontario

2. Proceedings of the Tenant Forum held on March 9, 2006

Action taken by the Sub-Committee:

The Tenant Defence Sub-Committee recommended to the Community Services Committee that City Council adopt the staff recommendations in the Recommendations Section of the report (May 5, 2006) from the General Manager, Shelter, Support and Housing Administration.

Report (May 5, 2006) from the General Manager, Shelter, Support and Housing Administration on the proceedings of the Tenant Forum held on March 9, 2006.

Recommendations:

It is recommended that:

- (1) the proceedings of the Tenant Forum attached as Appendix A be received for information;
- (2) the proceedings of the Tenant Forum be distributed to the following groups:
 - (a) the Minister of Municipal Affairs and Housing, the Chair of the Ontario Rental Housing Tribunal, and the Minister responsible for the Canada Mortgage and Housing Corporation;
 - (b) Toronto-area elected officials from all three orders of government;
 - (c) key stakeholder groups such as tenant associations, landlord organizations, housing organizations and the legal services community; and
 - (d) individuals who made submissions at the Forum or requested copies of the Proceedings; and
- (3) Council urge the provincial government to move swiftly to repeal the Tenant Protection Act and to enact new legislation to regulate rents and protect the rights of tenants during the Spring 2006 sitting of the legislature.

3. 2006 Status Report: Applications under the Tenant Support Grants Program

Action taken by the Sub-Committee:

The Tenant Defence Sub-Committee received the memorandum.

Memorandum (May 25, 2006) from the General Manager, Shelter, Support and Housing Administration, providing, for information, an update of the applications received under the 2000, 2001, 2002-2004, 2005 and 2006 Tenant Support Grant Program as of May 25, 2006.

**4. Community Services Committee Report 1, Clause 7
103-105 West Lodge Avenue – Request for Clarification
on a Legal Opinion Provided in a Public Document**

Action taken by the Sub-Committee:

The Tenant Defence Sub-Committee:

- (1) received the following:**
 - (i) communication (February 9, 2006) from the City Clerk;**
 - (ii) confidential communication (January 6, 2006) addressed to the Community Services Committee, from the Tenant Defence Sub-Committee; and**
 - (iii) confidential report (May 5, 2006) from the City Solicitor; and**
- (2) endorsed the enforcement of the legal strategy referred to in the confidential report (May 5, 2006) from the City Solicitor.**

Communication (February 9, 2006) from the City Clerk advising that City Council on January 31, February 1 and 2, 2006, referred this Clause back to the Tenant Defence Sub-Committee for further consideration.

**4(a). 103-105 West Lodge Avenue Request for Clarification on a Legal Opinion Provided in a Public Document
(In-camera – Solicitor Client Privilege)**

Confidential communication (January 6, 2006) addressed to the Community Services Committee, from the Tenant Defence Sub-Committee, respecting 103-105 West Lodge Avenue Request for Clarification on a Legal Opinion Provided in a Public Document, and that such report be considered in-camera as the subject matter relates the receiving of advice that is subject to solicitor-client privilege.

**4(b). Legal Opinion on the Powers of Entry in Connection with the Property at 103-105 West Lodge Avenue
(Ward 14 Parkdale-High Park)**

(In-camera – Solicitor Client Privilege)

Confidential report (May 5, 2006) from the City Solicitor addressing the recommendation made by the Tenant Defence Sub-Committee and the Community Services Committee, and that such report be considered in-camera as the subject matter relates the receiving of advice that is subject to solicitor-client privilege.

WALKED-ON

5. 467/469 Spadina Road – Financial Assistance to Fight Eviction

Action taken by the Sub-Committee:

The Tenant Defence Sub-Committee:

- (1) submitted the communication (May 25, 2006) from Councillor Michael Walker, Chair, Tenant Defence Sub-Committee, to the Community Services Committee without recommendation; and**
- (2) requested the General Manager, Shelter, Support and Housing Administration to report to the June 8, 2006 meeting of the Community Services Committee on providing a grant of \$5,000.00 to the tenants at 467/469 Spadina Road to be used towards legal representation to fight the attempted eviction.**

Communication (May 25, 2006) from Councillor Michael Walker, Chair, Tenant Defence Sub-Committee advising that on May 1, 2006, the residents of 467/469 Spadina Road were served a Notice to Terminate Tenancy, Form N13, and requesting that the Sub-Committee approve a grant of \$5,000.00 to the tenants of 467/469 Spadina Road to be used towards legal representation to fight the attempted eviction.

5(a). 467/469 Spadina Road – Approval of Grant

Communication (May 26, 2006) from Dan McIntyre, Program Co-Ordinator, Tenant Defence Fund Outreach – Organizing Team, addressed to the Shelter, Support and Housing Administration Division, in support of a grant approval.