

Gord PERKS

City Councillor
Ward 14

Parkdale-High Park

OFFICE STAFF

Shana Almeida
Executive Assistant

Meri Newton
Administrative Assistant

Amy Johnston
Constituency Assistant

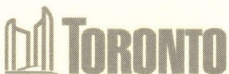
Richard Decter
Constituency Assistant

TORONTO CITY HALL OFFICE

100 Queen Street West
2nd Floor, Suite A14
Toronto, ON M5H 2N2
T: 416.392.7919
F: 416.392.0398
E: councillor_perks@toronto.ca

CONSTITUENCY OFFICE

Parkdale Public Library
1303 Queen Street West
Toronto, ON M6K 1L6
Saturdays only
9:30 am - 12:30 pm
Call 416.392.7919
for an appointment



April 8th, 2009

Community Development and Recreation Committee
City Clerk's Secretariat
100 Queen Street West
10th Floor, West Tower
Toronto, Ontario M5H 2N2

RE: Notification of rent reductions in Parkdale

In 2003, the definition of the Residential tax class under the *Assessment Act* was changed to include dwellings for which a municipality had issued a rooming house license. This change meant that licensed rooming houses that had previously been classified within the multi-residential class became classified within the residential tax class.

Under "the Parkdale Pilot Project", the City issued rooming house licences to 62 properties in Parkdale between 2004 and 2008. Of these, 33 properties experienced a tax class change from multi-residential to residential. The change in tax classification resulted in a decrease in the property tax rate, and a corresponding decrease in the property taxes payable for the affected properties.

Where the property taxes on a rental residential building decrease by 2.5 per cent or more from one year to the next, the *Residential Tenancies Act* permits tenants to automatically reduce the rent they pay by a prescribed percentage of the property tax decrease. The Act also provides that landlords and tenants of rental residential buildings be notified by the municipality when the property taxes have decreased by 2.5 per cent or more in any year.

Due to a combination of factors, a number of rental residential buildings in Parkdale did not receive notifications of a decrease in property taxes over the period 2005 to 2007, with the result that tenants may not have been aware of their ability to reduce the rents they pay. The *Residential Tenancies Act* provides a one-year period following the tax decrease in which tenants may apply to have their rents reduced, which has now elapsed. It is likely that the landlords have not passed on the decreases as required.

I am requesting that staff report back to the May meeting of the Community Development and Recreation Committee on measures that can be taken to support the populations that may have been affected by the failure to send these rent reduction notices.

Sincerely,

Gord Perks
Councillor, Ward 14, Parkdale-High Park