



November 21, 2019

The Subcommittee on Protecting Affordable Rental Housing
City of Toronto

By email

Thank you for the opportunity to provide information about the current housing situation in Scarborough and the effects on vulnerable tenants.

Rooming Houses

Illegal housing creates situations that are ripe for illegal evictions. In Scarborough, rooming houses are illegal. Frequently, landlords who are renting illegally do not provide leases or rental agreements and rent receipts. As a result, the tenants who are usually extremely low income, are at the whim of the landlord. The landlord may evict for any reason, such as to house a preferred tenant or for behavioural reasons. Such evictions are usually effected verbally or by personal note.

N12 and N13.

Anecdotal evidence is indicative of an increase in the number of residences that are being gentrified for the purpose of increasing rents or are "renovictions", false claims of renovation in order to increase rents.

Very often in Scarborough which has many single family residences, the claim is made that family will be moving in, or the owner will take possession of the rental unit. We find that often the N12 and N13 is not being used. Newcomers and marginally housed people who are unaware of their rights will just move out when asked because they believe that the landlord has the right to ask them to leave. People move out when told verbally or receive a handwritten notice. As a result, we believe the numbers of this type of eviction are far higher than the numbers that are processed through the LTB.

In addition, many false claims are being made that the house is being sold and that the tenant must move. Our Housing Help program frequently serves clients who have moved out of their housing because they have believed they must in this situation.

We look forward to further discussions on these matters.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Sara Clenyg-Jones', written over a white background.

Sara Clenyg-Jones
Manager of Homeless and Outreach Services