



March 6th 2017

Re: LS17.1 Toronto's New Bylaw for Apartment Buildings

Dear members of the Licensing and Standards Committee,

The FMTA would first like to applaud the Committee for its great work to improve the living conditions and dignity of tenants in the City of Toronto. It's a shame that so much work goes into simply getting landlords to follow the law, however it's heartening to see the City of Toronto, making strides to improve the system to make it more fair and equitable for tenants to get what they pay for.

The FMTA is in favour of the new bylaw for apartment buildings, however we would like to a few minor things strengthened.

First, we believe that the definition of "urgent requests" in recommendation #6 by the Executive Director, Municipal Licensing and Standards, should include urgent issues beyond those related to vital services, namely: floods, electrical fire risk, toxic mould or substances, etc. Anything that would pose a threat to tenants safety.

Secondly, a common call on our hotline related to chemical sensitivity and severe allergies to cleaning products. While we feel the cleaning plan recommended in recommendation 18 is good, we feel that these concerns, which are already governed under the Ontario Human Rights Code, should be addressed as part of recommendation 18 as well.

Finally, the success or failure of this bylaw, in our eyes, will related directly to how able the City would be to enforce standards in the City. Current method of ticketing landlords, prosecuting them and remedial actions are done in a very limited fashion according to MLS statistics. Eighteen tickets and 2 remedial actions were issued against landlords in 2016...in a City with over 500,000 rental units. Twenty Five landlords were taken to court. A landlord not in compliance with the law in the City will know that there's a strongly likelihood that nothing will happen to them and that they will face no consequence.

Some steps have been introduced to ensure that landlords will face stronger penalties – having to cover costs for audits, not being able to rent out units, etc. We feel that more tickets, higher and escalating fines and more remedial action could be the pathway to making it more cost effective for landlords to follow the law rather than ignoring it.

Sincerely,

Geordie Dent
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