

From: [Cheryl Duggan](#)
To: [Executive Committee](#)
Subject: Deputation - EX 7.1 Implementing Tenants First
Date: July 4, 2019 9:14:38 AM

Please submit my enclosed comments to the Executive Committee for their consideration. Please feel free to make this deputation a part of the public record. Thank you.

DEPUTATION - EX 7.1 IMPLEMENTING TENANTS FIRST

I appreciate the opportunity to submit comments to yourselves, the Executive Committee at the City of Toronto. At the very Least it leaves a record of how I feel the city has mismanaged the whole concept of Tenants First (heretofore to be referred to as Tenants Last) in an effort to drive its agenda through City Council.

My initial concern was that there were no tenants on the Mayors Task Force that began this whole farce.

My main issue since the very beginning is the complete lack of transparency and accountability in these confidential/closed door Tenants Last meetings. As a tenant advocate I would dearly love to know the date and times of those Tenants Last meeting, which members of the Tenants Last Committee attend each meeting, what the agenda contain and copies of the minutes. None of which I have been able to acquire since my application to be a member of Tenants Last was denied.

Even if we could view these meetings in real time on line, like we do with the TCHC Board of Director meetings, it would at least give us the opportunity to witness this initiative in action. I prefer to have direct experience of these meetings. I don't appreciate being spoon fed isolated pieces of information or having my brain picked when they decide to put on a community meeting for any and all TCHC tenants to attend. I want to witness for myself whether or not city staff are taking advantage of their power differential with tenant members of the Tenants Last Committee.

My current problem with Tenants Last is that I can't see how the City can possibly approve a two tiered system for Toronto's seniors which seems to be a glaringly obvious result of separating the "Seniors Portfolio" from the bulk of TCHC properties. By no means is the city considering those thousand (tens of thousands?) of seniors that reside throughout TCHC's mixed family buildings. To have seniors in designated seniors buildings receiving wraparound services and those throughout the remainder of TCHCs portfolio to have none is a recipe for disaster. Will there be any longitudinal studies in the life expectancy of those seniors that have been moved to the new seniors portfolio and those lived behind in mixed family buildings across the remainder of the TCHC housing portfolio?

My next suggestion may be controversial but I believe all the tenant members of Tenants Last should be mandated to depute to the Executive Committee. In the absence of transparency that would be a clear indication to all other TCHC tenants the decision making process that evolved within those very hush hush meetings. As a tenant outside the Tenants Last process I would love to know who the true advocates are and who are simply brown nosing their way through the process. Mandating Tenants Last members to speak at Executive would allow other tenants the opportunity to judge for ourselves. Being chosen to represent tenants on any committee or board should come with the obligation to present publicly.

If, as it has been indicated at the recent consultations, there is an intention to make Tenants Last a permanent entity then may I suggest the following - tenants select the members to represent us, these meetings be open so that other tenants can see who attends regularly, have access to agendas/minutes, that all tenants and the general public (including media) be given the opportunity to view the Tenants Last decision making process (if the City has nothing to hide then this really is a no-brainer).

Finally, at the recent Tenants Last public consultations (having attended both on July 2, 2019) where they posted a board that mentioned that Tenant Engagement System Refresh. As far as I am concerned the ultimate opportunity for a tenant to be engaged is if they have a seat on the Board of Directors. I would like to insist that the City make enough time for a tenant election in order to place the two new tenant members onto the Board of Directors in May. No more of these dictatorial appointments. Tenants deserve a say in who represents us on the TCHC board. We deserve to have tenant members that will show up and speak up. The end of term for the two current tenant board members is May 2020. We need to start developing the process to elect new tenant board members now.

In addition to developing that process we need to institute some rules and responsibilities for those tenant board members. The one tenant director that seem to think attendance means calling in and seconding every other item on the agenda is not committed to her position. The other tenant board member doesn't speak up about issues that are glaringly obvious to a tenant like myself who has deputed six times at the last TCHC Board Meeting and seven times the meeting before that.

In summation, the city nor TCHC can claim a tenant-centric approach to housing until such a time as tenants are seated at the very center of the decision making process. This means the city needs to make Tenants Last a transparent entity where all tenants can observe the decision making process. It also means placing tenants on the TCHC board of directors that actually will show up and speak up.

Thank you for your time and consideration

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"I don't lose. I either win or I learn"

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