

December 2, 2025

Planning & Housing Committee - Councillor Perks & Members of the Planning & Housing Committee,

### **PH 26.3 Multi-Tenant Houses Regulatory Framework: Implementation Update**

Scarborough Residents have been expressing concerns about illegal rooming houses in our area for many years. The large lots in our community have resulted in speculative activity. For years we have reported the real and disruptive trend. Starter homes that are relatively affordable are snapped up by profit-driven developers, converted to suspected pop-up illegal rooming houses or homes filled with many occupants that are not maintained (inside the home and poor property standards maintained) and allowed to deteriorate.

As noted in Attachment 1: MLS Licensing and Enforcement Data, almost 20% of ward complaints (over 400) originated in ward 20 and 24. Unfortunately, many of the complaints for MTH did not meet the guidelines of multi-tenant housing but continue to be an issue and concern in our community. To date, City website data shows zero MTH applications in ward 20 nor 24. This points to no true enforcement and the illegal rooming houses not meeting the current MTH guidelines. Illegal rooming houses prevail, intimidation and fear continues for local residents and tenants, maintenance and unacceptable living conditions continue. As recently seen in the news in Brampton when a fatal fire occurred in a multi-tenant house that had not complied with building requirements. (<https://www.cp24.com/video/shows/2025/11/20/brampton-mayor-provides-new-details-on-fatal-fire/>). Does the same tragedy need to happen before City of Toronto truly cracks down and finally updates the definition to include the illegal rooming houses that run rampant in our community. There is also real concern with regards to how 311 calls will be managed, as when complaints are filed multiple options are not able to be selected. 311 reporting needs to be updated to allow more than one option for complaints.

This summer the MTH team issued a survey and there were 453 respondents of the survey, over 80% were Toronto residents and MTH neighbours. In Attachment 4: MTH Online Feedback Form and Operator Survey Summary, some of the key findings were evident that the current guidelines are still not working and should be considered for update.

- Familiarity with the Framework: About 70% of online form participants were at least somewhat familiar with the new framework. Experiences varied, with 54% of feedback from participants and 59% of operator survey **respondents describing their experience with the framework as unsatisfactory.**
- Reported Challenges: Respondents pointed to delays in communication (29%), uncertainty about points of contact (39%), and costs related to compliance (21%). **Other challenges included understanding requirements, perceived neighbourhood impacts (e.g., parking, garbage, noise), and balancing safety, affordability, and displacement risks.**

Here's just one example of the many unsafe illegal rooming houses in our area while the negligent property owners continue to profit from the poor living conditions. In discussions with some tenants we have heard that many of these negligent property owners are charging \$500-800 per month (Cash in most cases) for a mattress on the floor and living in poor and unclean living conditions.

The big obstacle appears to be that the rooming houses do not fall into the current definition of MTH. This has brought concerns to the MTH team, but no recommended changes have been made to help address these illegal rooming houses in their report. It is apparent that under the current guidelines the MTH MLS team cannot successfully bring these illegal rooming houses to compliance because the bad player actors know the loophole. The **Bylaw does NOT Work** in addressing the issue of rooming houses and needs to be urgently addressed before more lives are lost.

**If WE Don't Speak Up Now, WE Won't Be Heard... SCARBOROUGH CARES!**

Respectfully,

**Ron Parkinson, Spokesperson**

**SUN (Scarborough United Neighbourhoods)**