



December 2, 2025

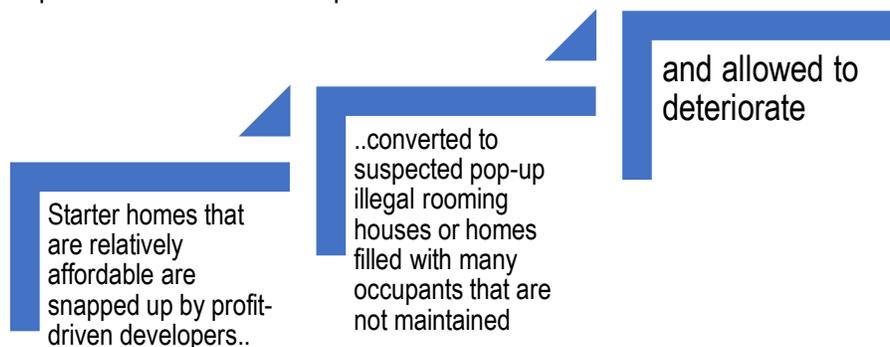
Planning and Housing Committee

Councillor Perks and Members of the Planning & Housing Committee,

PH 26.3 Multi-Tenant Houses Regulatory Framework: Implementation Update

The Cliffcrest Scarborough Village Southwest Residents Association (CSVSWRA) has been expressing concerns about illegal rooming houses in our area for the last five years. Some of our RA team have participated in a task force formed in early 2025 by Councillor Kandavel's office due to the high concerns expressed in Ward 20 for illegal rooming houses. The task force consisted of MLS, City Planning, Toronto Fire, Toronto Police, and Building departments. The team met monthly to collaborate and share concerns about illegal rooming houses and enforcement in our community. The last task force meeting took place in April to allow some time for enforcement implementation. There has been no response from City staff about whether or how the insights gained through the task force would be considered in the MTH Regulatory Framework. It is disappointing that what was discussed during these important meetings has not been captured in the recommendations.

For further context, the affordable large lots in our community have attracted speculative activity. For years we have reported the real and disruptive trend.



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 qualify as multi-tenant housing and continue to be an issue and concern in our community. The MTH team confirmed these disruptive properties exist, when we are told over and over again, that although these “properties that do not fall under the purview of the MTH Framework” but they are still required to follow the applicable zoning and property standards bylaws that our division enforces, along with the Ontario Fire and Building Codes that are enforced by Toronto Fire and Toronto Buildings” this is not enough.

To date, City website data shows zero MTH applications in ward 20 nor 24. This is because there is no oversight or enforcement over illegal rooming houses, which fall outside the current MTH guidelines. It is more economical for investors to rent out an existing two-bedroom bungalow and create a \$12,000 per month rooming house, than to create a legal MTH. Illegal rooming houses prevail, intimidation and fear continue 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/>).

Do such tragedies need to happen for Toronto City Council to finally address the problem and updates the MTH definition to include rooming houses? Taking this action would eliminate this illegal activity currently running rampant in our community.

There is also real concern with regard to how 311 calls will be managed. -When filing a complaint, a complainant cannot today report problems for multiple bylaw concerns (ie. MTH and property standards, as usually both go together). 311 reporting needs to be updated to allow more than one option for complaints to ensure landlords are operating MTHs safely and to standards.

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, key findings demonstrate 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.**

In attachment 7: Ten Most Recent Priority 1 Service Requests (as of September 15, 2025) - Multi-Tenant Houses, the top priority 1 service request was from ward 20. This is 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 and neighbours, we have heard that many of these negligent property owners are charging \$500-800 per month for a mattress on the floor and living in poor and dirty living conditions.

Attachment 7: Ten Most Recent Priority 1 Service Requests (as of September 15, 2025) - Multi-Tenant Houses

Ward	File Type	What was Required?	How was the Service Request resolved?	Summary of any disclosable info on whether MLS considered remedial action	Reasons why MLS did or did not complete remedial work	Order / Notice issued?
(20) Scarborough Southwest	Low heat	The furnace was removed from the home and portable heaters were utilized as the only heating source for the tenants. Our bylaw requires a permanent heating source.	An Order to Comply to install a permanent heat source was issued. MLS has involved SPIDER, City Legal, ESA and other relevant parties to assist as there is a tenant living in what was previously the furnace room. The order has currently been appealed to the Superior Court. MLS is awaiting a decision.	MLS has engaged both external and internal contractors to determine the feasibility of performing remedial action by installing a permanent heat source. The obstacles that staff have run into are the electrical panel was found to be overloaded and therefore the potential permanent heat source install may pose a safety risk for the tenants. An order was subsequently issued once the electrical panel was found to be overloaded by the internal contractor for the City.	MLS continues to work with City Legal, ESA and SPIDER to address the remedial action but also being mindful of the risk to tenancy of the tenant living in the former furnace room by engaging necessary City of Toronto divisions (SPIDER, Housing Secretariat, SSHA).	3 Property Standards Order (PSO) Issued on: November 7, 2024 March 5, 2025, and July 2, 2025 1 Waste Notice Issued on: March 25, 2025 Rooming House Order issued on: February 19, 2025

Today, December 2025 nothing has changed. Concerned residents continue to report heartbreaking and distressing stories of the exploitation of tenants and intimidation of neighbours along with the challenges of the monitoring, enforcement and complaint processes that have been failing them for years and continues to fail them.

In conclusion, the Ward 20 task force on illegal rooming houses has brought forward the supporting data to the main concern that rooming houses currently fall outside of the definition of MTH. The staff report to PHC on the MTH Regulatory Framework Implementation (PHC 26.3) has no recommended changes to help address illegal rooming houses. **Bad actors know this loophole**, and it is apparent that under the current guidelines the MTH MLS team cannot successfully bring these illegal rooming houses to compliance. **The bylaw does work in addressing the issue of rooming houses and needs to be urgently addressed before more lives are lost.**

Yours sincerely,

Tanya Baksh

Director, Cliffcrest Scarborough Village SW Residents Association