



KENSINGTON MARKET COMMUNITY LAND TRUST

Sebastian Tansil
Board of Directors
Kensington Market Community Land Trust
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Budget Committee
Toronto City Hall
100 Queen St. W.
Toronto, ON M5H 2N2

Sent via email at buc@toronto.ca

RE: 2026 Budget, MURA Funding

Dear Budget Committee,

My name is Sebastian Tansil and I am a resident of Kensington Market, a volunteer at the Fort York Food Bank, and I serve on the Board of the Kensington Market Community Land Trust. KMCLT is a community-led non-profit organization that seeks to remove property from the for-profit, speculative real estate market and acquire them for community benefit.

On October 3rd, 2025, I received a text from our neighbours at [38 Kensington Place](#) that their property management illegally changed the locks to their rooms, confiscated personal belongings, and threatened to evict all the tenants. As noted by one of KMCLT's co-director's Zack Bradley, it was so that Vault Capital, a private capital firm, could recoup investments to their property by evicting the pre-existing tenants. 38 Kensington Place is a story that is all too common across many neighbourhoods in Toronto. Ghost hotels and private capital extract maximum profits on the speculative real estate market in rapidly gentrifying neighbourhoods like Kensington Market by displacing long standing pre-existing tenants from their once affordable homes.

On October 14th, 2025, I along with many other Toronto residents attended a pre-budget consultation at St. Lawrence Market to share our priorities for this budget before us today. The results from your very own [Budget briefing notes](#) showed that the most important priority for Toronto residents was "*providing affordable housing and shelters.*" This doesn't surprise me. Since 2021, the Toronto [Street Needs Assessment report](#) has shown that the number of homeless people in Toronto has more than doubled and each night the shelter system is at

capacity with demand far exceeding availability. While it is admirable that the City is looking to build more affordable housing and shelters, one of your own [reports](#) from 2023 states that “[f]or every new affordable unit built in Toronto, it is estimated that 15 existing private affordable units are lost.” Protecting and preserving Toronto’s existing affordable housing supply is critical to advancing the City’s housing goals, particularly in light of Doug Ford’s disastrous Bill 60 which will only push many more tenants in the private real estate market into homelessness.

Last summer, a motion by Councillor Dianne Saxe released \$1.2M of MURA funds to help KMCLT purchase a 26 unit affordable rental housing building, including 11 commercial units. As a result of our acquisition, all the pre-existing tenants who were formerly WITHOUT rent control were brought into rent control. Additionally many tenants were able to apply to have their units become Rent-Geared-to-Income units. That is the power of non-profit ownership. Many tenants like myself intimately understand that having a community focused non-profit as your new landlord is an immense game changer. It stabilizes rent and secures our ability to live in community with our neighbours without the constant stress of displacement.

I am therefore here today to request that the City of Toronto increase the 2026 MURA budget to \$100 million. This could protect 600 units of affordable housing in the span of a year. This means saving 600 households from the risk of renoviction, of displacement, and sadly, for some, the risk of becoming unhoused and reliant on our burdened shelter system.

I invite you to imagine what community owned housing acquisition would look like for so many of our neighbours who are facing what the tenants of 38 Kensington Place are experiencing. We have the skills and the drive to make a significant impact on housing need in our communities. We simply need you, our City Council, to support us with the necessary funding.

Thank you for your consideration.

Sincerely,

Sebastian Tansil

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