



January 22, 2026

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

BU12.1 - 2026 Capital and Operating Budgets

To Chair Carroll, and members of the Budget Committee:

Established in Thorncliffe Park in the 1980s, the Leaside Towers Tenants Association of Thorncliffe Park (LTTA) is a volunteer, resident-led group that represents the 2,500 Torontonians residing at 85 and 95 Thorncliffe Park Drive on concerns relating to their rental apartment tenancies, as well as matters of broader importance to the community.

The LTTA supports [Clean Indoor Air Toronto's petition](#) to the Board of Health to direct Toronto Public Health to adopt the new Health Canada indoor air quality (IAQ) guidance. Updating public health planning to align with Health Canada's guidance will greatly help to protect the health of Torontonians, particularly those living in multi-unit residential buildings such as Leaside Towers in Thorncliffe Park.

Why is Health Canada's IAQ guidance important to our tenants association?

COVID-19:

Many of our residents feel that indoor air quality of the common areas of our apartment building complex is poor; whether it is the elevators, the recycling room, the laundry room, or the hallways that we travel every day to get to and from our individual apartment units, and that this contributed to a high rate of Covid infection at the height of the pandemic, including entire floors where residents seemed to experience Covid infections at the same time.

Noxious Fumes and Toxic Substances:

At Leaside Towers, and likely many multi-unit residential buildings in Toronto, property management uses inexpensive varnish to refinish parquet floors when a unit becomes vacant. The varnish is noxious as it is being applied, and until it has fully dried and cured, and that smell does not remain restricted to the unit that is being renovated. It is inhaled by residents in neighbouring apartment units and adjacent common areas for hours, requiring windows to be opened whether it is hot or cold outside.

Further, several of our members have experienced diesel fumes seeping into their apartment units through closed windows during the monthly regulatory testing of Leaside Towers' emergency generators. In a real power outage, lasting several hours with no heat or air conditioning, can you imagine also having to live with the smell of diesel in your bedroom?

If residents were workers instead of paying tenants we would have much greater legal rights, protections, and recourse than we do. Both examples of bad practices leading to poor indoor air quality would clearly run afoul of enforceable occupational health and safety standards, including the Workplace Hazardous Materials Information System (WHMIS), for example.

Residents of Leaside Towers and many Toronto apartment buildings pay monthly rent to be potentially exposed to poor indoor air quality because corporate profit is being put ahead of our health and safety.

It is not right.

The Leaside Towers Tenants Association of Thorncliffe Park urges the Budget Committee to support Clean Indoor Air Toronto's proposals for investment, which includes:

1. **A city-wide indoor air quality (IAQ) policy and bylaw** that follow the latest recommendations from Health Canada, the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE), and the Ontario Society of Professional Engineers (OSPE), with regards to reducing airborne disease transmission and fine particulate (PM2.5) air pollution.
2. **A program to accelerate indoor air quality improvement in Toronto's buildings**, including incentives for HVAC upgrades/retrofits that meet the standards laid out in the City of Toronto's IAQ policy.
3. **An IAQ monitoring system that captures CO₂ and PM2.5 levels for municipal buildings and public schools** and displays this data on a public website.

Thank you,

Jason Ash, Co-chair
Leaside Towers Tenants Association

Liz Morellato, Co-chair
Leaside Towers Tenants Association