



March 23, 2026

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

EX29.14 - Cracking Down on Bad Landlords

To Mayor Chow, and Toronto City Council:

Established in Thorncliffe Park in the 1980s, the Leaside Towers Tenants Association of Thorncliffe Park (LTTA) is a volunteer, resident-led group that represents over 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 encourages Council to unanimously pass EX29.14.**

Landlords have a contractual obligation to maintain their properties, including but not limited to fulfilling tenants' work orders concerning individual apartment units, as well as indoor and outdoor common areas.

It says so in the [Ontario Residential Tenancy Agreement \(Standard Form Lease\)](#):

**“The landlord must keep the rental unit and property in good repair and comply with all health, safety and maintenance standards.”**

500 Dawes Road appears to be an extreme example of a landlord that does not care to maintain its property according to the terms of its contract with its clients (a.k.a. its tenants) and apparently feels no duty of care either directly to its clients, or to its neighbours in the broader community.

However extreme the poor property management of 500 Dawes Road might be, it is not unique in Toronto.

In Thorncliffe Park, the LTTA is aware of 49 Thorncliffe Park Drive, a 20-storey apartment building. Its tenants filed 122 complaints about the level of heat and hot water over a 22-month period, spanning two winters.

In general, too many tenants in Toronto experience landlords who do not regularly walk their own properties, who rely entirely upon tenants to report all property deficiencies large and small, and who still choose not to perform what tenants, and the standard form lease, would consider routine maintenance and required repairs.



The LTTA believes the new approach the City is proposing to proactively investigate all properties owned by a problem landlord if just one property is identified through repeated violations is meaningful and impactful.

It might surprise City Council to learn that the Top 3 landlords in Thorncliffe Park control 72.8% of the rental market in our neighbourhood; or 4,174 apartment units spread over 16 properties. (*See page 3 for chart.*)

The top landlord in Thorncliffe Park, Morguard, controls 44.2%; or 2,537 units across six properties.

Such a concentration of rental apartment ownership in Thorncliffe Park creates the conditions for landlords to behave as a local oligopoly toward existing and potential tenants. If a tenant wants, or needs, to live in Thorncliffe Park, they have incredibly limited negotiating power to improve building conditions due to a lack of market competition.

The LTTA feels that the quality of life for the 30,000 residents of Thorncliffe Park, the majority of whom are tenants, is particularly vulnerable to the potential emergence of problem landlords due to the concentration of ownership in our neighbourhood. We encourage all landlords to lift our community up, not tear it down.

Finally, the LTTA appreciates the City of Toronto taking incremental steps toward an integrated, "one-team" approach to respond to tenants who contact 311 requesting assistance when landlords fail to live up to their contractual obligations.

Tenants who need the City's help need a simple and straightforward process to access that assistance, uncomplicated by the current organizational structure of the City's operating divisions.

Thank you,

Jason Ash, Co-chair  
Leaside Towers Tenants Association

### Concentration of Rental Apartment Ownership in Thorncliffe Park, 2026

Landlord	Address	# of Units		% of Units
Morguard	35 Thorncliffe Park Drive	287	2537	44.2%
	43 Thorncliffe Park Drive	380		
	47 Thorncliffe Park Drive	474		
	49 Thorncliffe Park Drive	400		
	85 Thorncliffe Park Drive	500		
	95 Thorncliffe Park Drive	496		
Starlight	71 Thorncliffe Park Drive	314	941	16.4%
	75 Thorncliffe Park Drive	308		
	79 Thorncliffe Park Drive	319		
Park Property	2 Milepost Place	77	696	12.1%
	4 Milepost Place	77		
	52 Thorncliffe Park Drive	57		
	53 Thorncliffe Park Drive	279		
	54 Thorncliffe Park Drive	71		
	56 Thorncliffe Park Drive	64		
	58 Thorncliffe Park Drive	71		
Centennial Towers	65 Thorncliffe Park Drive	332	332	5.8%
Centurion	26 Thorncliffe Park Drive	62	265	4.6%
	27 Thorncliffe Park Drive	86		
	50 Thorncliffe Park Drive	57		
	6 Grandstand Place	60		
TCHC	12 Thorncliffe Park Drive	219	219	3.8%
	18 Thorncliffe Park Drive	109	109	1.9%
Briarlane	44 Thorncliffe Park Drive	90	90	1.6%
Colonia Treuhand	6 Milepost Place	82	82	1.4%
Birch Housing	23 Thorncliffe Park Drive	77	77	1.3%
Hazelview	8 Milepost Place	76	76	1.3%
Signet Group	36 Thorncliffe Park Drive	70	70	1.2%
	22 Thorncliffe Park Drive	60	60	1.0%
Crestview	4 Grandstand Place	60	60	1.0%
Cromwell	2 Grandstand Place	60	60	1.0%
Monterey Park	42 Thorncliffe Park Drive	60	60	1.0%
<b>TOTAL Thorncliffe Park apartment units:</b>		<b>5734</b>		<b>100.0%</b>