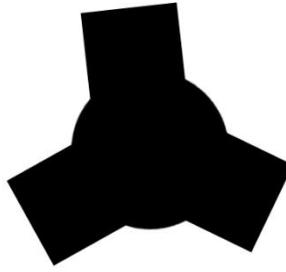


DAWES ACORN TENANTS' ASSOCIATION



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BY EMAIL: councilmeeting@toronto.ca; clerk@toronto.ca

Toronto City Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
March 25th, 2026

Attention: City Clerk

RE: Support for EX29.14 – Cracking Down on Bad Landlords

Dear Mayor Olivia Chow and Members of Council,

I am writing on behalf of our association to express our strong support for Item EX29.14, “Cracking Down on Bad Landlords,” now before Council.

Toronto’s existing property standards enforcement framework provides the City with significant legal tools to protect tenants, including prosecution, obtaining court orders, and the authority to undertake remedial action where landlords fail to comply with municipal orders. However, as the circumstances at 500 Dawes Road illustrate, the effectiveness of these tools depends on coordinated implementation across multiple City divisions and agencies.

The recommendations outlined in EX29.14 appropriately recognize that serious and persistent property standards violations are rarely confined to a single regulatory domain. Issues affecting tenants frequently involve overlapping concerns relating to building safety, fire protection, public health, and property maintenance. Establishing a consolidated cross-divisional enforcement database, and convening a standing coordination table led by the Housing Secretariat, are important steps toward ensuring that the City’s enforcement authorities are deployed in a coordinated, timely, and accountable manner.

We also support the direction to operationalize remedial action where repeated enforcement has failed to bring a property into compliance. The authority for municipalities to undertake remedial work and recover costs from property owners exists precisely for circumstances in which traditional enforcement mechanisms, such as Orders to Comply, Notices of Violation, and prosecution, have proven insufficient. Using this authority where necessary reinforces the principle that property ownership carries with it a responsibility to maintain buildings in a condition that is safe and fit for human habitation.

The situation at 500 Dawes Road demonstrates why escalation mechanisms must be available when persistent non-compliance undermines routine and efficient enforcement. It is essential that flagrant and ongoing violations of property standards by-laws are met with actions that are proportionate and that ultimately result in compliance. Taking steps now to coordinate remedial action, while using that experience to inform a broader city-wide framework, is both a pragmatic and responsible approach. Anything less risks undermining public confidence in the City’s system of regulatory authority and governance.

Toronto’s renters should be able to rely on a system that not only identifies violations, but ensures that unsafe conditions are corrected. The measures proposed in EX29.14 represent a meaningful and necessary step toward strengthening that system.

Thank you for your consideration of this matter. We strongly encourage every member of council to accept the Mayor’s recommendations and adopt all corresponding motions of the Mayor that advance the same.

Sincerely

Ryan Endoh
Chair, Dawes ACORN Tenants’ Association
Licensed Paralegal & Notary Public for Ontario
