

March 25, 2026

To: City Council

Re: Item EX29.14 - Cracking Down on Bad Landlords

The Federation of Metro Tenants' Associations (FMTA) is a non-profit organization funded by the City of Toronto and Maytree, composed of tenants and tenant organizations across Toronto. We work to organize tenants and provide a forum for tenant engagement, communication, networking and sharing of knowledge and experience. We also seek to educate and provide information to tenants and the general public about issues concerning tenants and housing policy. We are writing to voice our support for EX29.14 - "Cracking Down on Bad Landlords", encouraging Council to vote in the affirmative on this motion.

In 2025, our hotline service received over 8,500 inquiries from tenants seeking information about their rights. Every day, tenants call or email our organization with varied issues hoping to work towards a resolution with their landlord.

Tenants at 500 Dawes have reached out to our organization for assistance on several occasions since at least 2020 with complaints about flagrant violations of the Residential Tenancies Act and the Municipal Code. We often refer these tenants to Municipal Licensing and Property Standards, leading to property standards orders that are often ignored by a bad-faith landlord who utilizes delay tactics and litigation to place tenants at a disadvantage. The result of this is a situation where tenants find themselves in drawn-out and often expensive legal proceedings while the issues they initially hoped to address remain unresolved, posing serious dangers to their health and quality of life.

Unfortunately, 500 Dawes is not an outlier. Bad-faith landlords across the City are able to use their superior resources and control of rental units to outmaneuver tenants and City enforcement mechanisms. However, the City has an opportunity to make 500 Dawes the first of many examples of a new framework that centres enforcement, rebalancing the scales in favour of tenants. In our view, remedial action is a key component in ameliorating this situation and we strongly encourage its application, beginning at 500 Dawes.

In fact, the City already has the power to use remedial action under the *City of Toronto Act, 2006* SO 2006, c 11, Sch A – section 386, which confers the City "authority under this or any other Act or under a by-law under this or any other Act to direct or require a person to do a matter or thing... at the person's expense." These powers are further elaborated upon in *Chapter 354* and *Chapter 629* of the *Toronto Municipal Code*.

As such, we encourage the City to combine these powers under provincial and municipal legislation with the political will to employ them to their fullest extent. The Mayor's statement that "I will not tolerate slumlords in Toronto" paired with the motion at hand is a positive sign for tenants and tenant organizations. We hope to see this motion pass and look forward to further action against bad-faith landlords in the City of Toronto.

Sincerely,

Federation of Metro Tenants' Associations