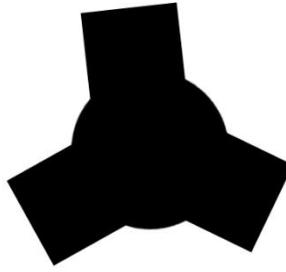


DAWES ACORN TENANTS' ASSOCIATION



DAACTA@outlook.com

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 & Supplementary Report from the City Solicitor on Amendments to the Building Code Act, 1992, Respecting Property Standards By-laws

Dear Mayor Olivia Chow and Members of Council,

Dear Members of Council,

I am writing in response to the City Solicitor's report regarding remedial action under the Building Code Act, 1992 ("BCA") and the City of Toronto Act, 2006 ("COTA"). While the report provides a generally accurate outline of the statutory framework, I have concerns regarding both the operational application of enforcement powers by City divisions in light of the City's statutory powers and the solicitor's interpretation of emergency powers.

1. Timing of Remedial Action & Appeals Process in Light of historical orders

The report emphasizes that, in general circumstances, remedial action under COTA may only be taken once all as-of-right appeals under the BCA have expired or been exhausted.

The situation at **500 Dawes Road** illustrates the consequences of these procedural delays. Based on the timelines and the two-level appeal process described in the report, **remedial action could and should have been undertaken at this property several years ago**. The prolonged non-compliance raises significant questions regarding operational decision-making and prioritization within:

- **Municipal Licensing and Standards (MLS)**
- **Toronto Building Division**
- **Toronto Fire Services**
- **City Legal Services**

The report's discussion implicitly frames the delays as a natural outcome of statutory processes, but the facts at 500 Dawes Road suggest **systemic operational gaps** rather than unavoidable legal obstacles.

2. Emergency Order Powers

The **report's characterization of emergency order powers under section 15.7 of the BCA is overly narrow** and interpretive to a degree which might not be reflected in established caselaw.

The Solicitor suggests that these powers apply only in cases of acute, immediate danger. In **practice, long-standing chronic non-compliance can pose serious and cumulative risks to health and safety**. The City's narrow framing effectively limits the utility of these powers and risks undermining tenant protection. If my concerns are accurate, this is a deep departure from a proper framing of what constitutes an emergency.

A broader, more pragmatic interpretation of "immediate danger" would allow City officers to act proactively in situations where prolonged violations create real health and safety hazards, even if no single event constitutes an acute emergency. Limiting emergency powers to narrowly defined acute incidents does not reflect operational realities or the lived experiences of tenants in persistently non-compliant buildings.

3. Potential for Court-Ordered Relief

In addition to statutory enforcement under the BCA and COTA, I understand that, generally speaking, the City has the ability to seek various forms of expedited relief from the courts, including mandatory injunctions compelling property owners to undertake specific remedial actions. Such relief can be sought when there is a serious risk to health, safety, or property, even if the property is not in immediate acute danger. In practice, I question whether this tool could allow the City to circumvent the lengthy as-of-right appeal process where chronic non-compliance is evident. The fact that remedial action at 500 Dawes Road was not pursued through available court mechanisms raises questions regarding operational decision-making and prioritization within MLS, Toronto Building, Toronto Fire Services, and City Legal. Using court-ordered relief proactively could have mitigated years of tenant exposure to unsafe and non-compliant conditions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Endoh', written over a circular scribble.

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