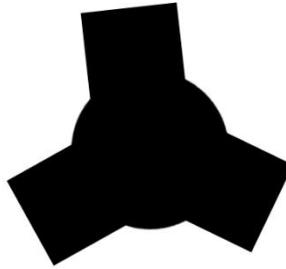


DAWES ACORN TENANTS' ASSOCIATION



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BY EMAIL: exc@toronto.ca

Executive Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
March 10th, 2026

Attention: Cathrine Regan, City Clerk

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

Dear Mayor Chow and Members of the Executive Committee,

I am writing on behalf of our association to express our support for Item EX29.14, “Cracking Down on Bad Landlords,” currently before the Executive Committee.

Toronto’s existing property standards enforcement framework provides the City with significant legal tools to protect tenants, including prosecution, 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 often 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 in our city 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 lead by the Housing Secretariat are therefore important steps toward ensuring that the City’s enforcement authorities are deployed in a coordinated, timely, and accountable manner.

We 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 the costs from the property owner exists precisely for circumstances in which traditional enforcement mechanisms such as orders to comply, notices of violation and prosecution efforts, have proven insufficient to secure compliance. 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 the habitation of human beings.

The situation described at 500 Dawes Road demonstrates precisely why escalation mechanisms must be available when persistent non-compliance undermines the effectiveness of routine enforcement. It is of utmost importance that flagrant disregard for property standards by-laws are met with actions by the City that are proportionate, and result in compliance. Taking steps now to coordinate remedial action while also using the experience to inform a broader city-wide framework is a pragmatic and responsible approach. Anything less stands to undermine public confidence in our city’s bureaucratic and civic leadership.

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

Thank you for your consideration of this submission and for your continued efforts to improve the safety and quality of rental housing in Toronto.

Sincerely,

Ryan Endoh
Chair,
Dawes ACORN Tenants’ Association
