

From: [Sheila Lacroix](#)
To: [Planning and Housing](#)
Cc: [Councillor Perks](#); [Councillor Bradford](#); [Councillor Matlow](#); [Councillor Myers](#); [Councillor Nunziata](#); [Councillor Crisanti](#)
Subject: [External Sender] Re: PH27.9 - Rental Housing and Dwelling Room Replacement: Supporting Tenants with Additional Housing Barriers
Date: January 21, 2026 7:27:14 PM



Dear Planning and Housing Committee Members,

We are writing on behalf of CFUW Leaside-East York, <http://www.cfuwleasideeastyork>. CFUW is a self-funded women's advocacy organization; housing justice is one of our priorities. We network with many housing advocacy organizations and value the work of **No Demovictions**. The demolition of older apartment buildings could increase the already alarmingly high number of Toronto's homeless population.

We support the implementation of the recommendations of **No Demovictions**, listed below. This will strengthen the process the City is reviewing for supporting tenants with special needs, resulting in all tenants remaining housed.

- 1. Retroactively apply changes for vulnerable tenants to demovictions that have not yet finalized their S111s.** Hundreds of demoviction applications that have been approved but have yet to finalize their S111 agreements need to be protected. These buildings represent potentially thousands of vulnerable tenants who will have zero protections or support when they are displaced.
- 2. Maintain the additional compensation (4-months average market rent) that is currently available to seniors and tenants with mental and/or physical health disabilities.** The additional support provided to tenants considered vulnerable should be offered in addition to the compensation, not instead of it. I do not support the city removing it.
- 3. Post-application tenants who are considered vulnerable should be eligible for additional support.** Buildings with approved applications that have put their redevelopment plans on hold continue to accept new tenants, and it is critically important that when these vulnerable tenants are displaced, more is being done to ensure that they do not become homeless.
- 4. Assessment of need has to be done door-to-door, not through a survey.** Assessing individual needs requires an in-person approach. Surveys are not adequate or reliable in identifying tenant needs, especially vulnerable tenants.
- 5. Leasing agents need to be replaced by a housing worker or tenant support coordinator.** For-profit leasing agents who work on commission are not an appropriate support for helping vulnerable tenants find adequate, affordable, and accessible housing in their catchment area. Housing workers or tenant support coordinators, who have experience working with vulnerable and

marginalized communities, will be able to better support and focus on tenants priorities beyond their own personal interests.

6. Tenants with accessibility requirements should be able to view their replacement units prior to signing a new lease.

We strongly urge Councillors to vote in favour of any motions and/or amendments that would support the above recommendations. We also urge Councillors to work with and consult **No Demovictions** as practices and policies are developed. We believe these recommendations would significantly improve outcomes for vulnerable tenants facing demovictions across Toronto.

Many thanks,

Sheila Lacroix, Issues & Actions
Syd Dyck, Co-President
Jane Withers, Co-President
CFUW Leaside-East York