

**From:** [Miquel avila-velarde](#)  
**To:** [Planning and Housing](#)  
**Cc:** [REDACTED]

**Subject:** [External Sender] Re: Request to Depute – PH27.9: Rental Housing and Dwelling Room Replacement (January 22, 2026)  
**Date:** January 22, 2026 9:20:17 AM  
**Attachments:** [Screenshot 2026-01-22 at 9.07.29 AM.png](#)

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Dear Planning and Housing

**I added my name to the Speakers List to participate virtually today and THIS is my written deputation**

Yes I support the recommendations made by Waliel , to deal with the escalating number of TCHC Evictions. Shame on TCHC !

We need to find practical solutions , like "Transitional Housing" for those who find it hard to "live in peace" with other neighbours.. Yes We Long Time Residents of Gerrard / River are affected by the new people with serious mental health issues, drug and alcohol problems, Dogs Barking at Night, Loud Music and people staying awake all night.. no wrap around services or supports total Social Abandonment

So your Strategy to deal with the Housing Crisis and Encampments maybe working well for your records in PAPER .. but in practice is a different world .. and your success Should Not be at the COST of Old People, Sleeping at Night, Working and attending School in the morning and paying rent on time, most of us live with insomnia, mental and physical disabilities and have been able to manage to sleep well for 13 years without any problem.

The New Residents are creating havoc.. I want to seek solutions

One new plan is to SOUNDPROOF my UNIT , Yes we are going to be the FIRST SOCIAL AGENCY that will test a wall to wall, Ceilings and Floors SOUNDPROOF UNIT at Gerrard / River

**I will be documenting the renovation of the UNIT.** Soundproofing reduces up to 89% percent the Noises we experience at night that reach dangerous DECIBELS. I have records of tests done in my unit that have impacted my Mental and Physical Health and the permanent damage of my ears.

I have a "Conditional Notice of Eviction N 6 " because I have complained to the Landlord that I am awoken by Noises , from new residents coming from the Shelter and Encampments to fulfill the mandate of the Housing Secretariat and in compliance with the City's Rehoming Housing Strategy lead by the City's Housing Shelter and Supports and your Landlord Company TCHC

and many of the NEW EVICTIONS are OLD RESIDENTS that have made the MISTAKE of

PHYSICAL Fight a young tenant because the NOISES at night were keeping the Poor Old Man awaken at night.. in some Cases it takes 200 Calls to the CSU or The Hub Office to deal with NOISES.

or in my case, Taking Down a DOOR to point out to TCHC Management on July 03 2023 , hey there is a problem here this person is not taking his Psychosis Medication , and you are not doing nothing about , I have a Petition of 35 Residents that signed to demand TCHC to deal with a Resident living at 220 Oak Street that hit the walls , ceiling and floors with a Hammer and a WOOD LOG.. that lasted for 30 days and nights.. PICTURE BELOW I blurred the face btw.



July 3, 2023 12:23 am.. Unit 902 Noise Disturbance

CC Unlisted



Miguel Martin Avila - Velarde  
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I got arrested by EIGHT (8) Community Safety Unit on July 04 2023 got two criminal charges laid against me, one by the Police and One by the CSU. Those charges have been withdrawn by the Courts and PAID in full the damage door and the worst part :

### **Have to comply to remove my daughter out of the Lease Agreements it is a POINT made by Walied on his letter**

TCHC would not have any idea how to deal with the Case.. COTA the Inhouse agency that deals with Mental Health won't do anything so yeah I kicked the door down and got an N 6 notice instead of getting a BILL to repair the DOOR that I damaged or a REPAYMENT PLAN.. I was served with EVICTION .. They are trying to Evict an INDIGENOUS ELDER , Shame on them! . no eviction prevention and they said that "Evictions are the last resort TCHC takes with residents" well that is not true , I got Criminal Charges instead and a N 5 Notice added on..

So this whole issue could have been avoided if NEW TENANTS are connected with wrap around services that provide health support services , The RESIDENT who was out of medications was taken to St Michael's Hospital and released 3 weeks after and his

MEDICATIONS have been reconnected with Mental Health Support Services and the Resident is doing fine... and housed

While I am facing an N 6 Notice. I am still advocating for HOUSING

So The Eviction of an Indigenous Elder is ok? an old man out in the streets I go ? is that fair Planning and Housing ? Mayor Chow? Chris Moise?

Respectfully

**Miguel**

**Former 220 Oak Street Tenant Rep**

On Wed, Jan 21, 2026 at 8:10 PM Waled Khogali Ali <[waled.k@gmail.com](mailto:waled.k@gmail.com)> wrote:

Dear Ms. Chandler,

Thank you for your email and for confirming my registration to speak before the Planning and Housing Committee on **Item PH27.9 – Rental Housing and Dwelling Room Replacement: Supporting Tenants with Additional Housing Barriers on January 22, 2026.**

I am writing to respectfully submit my **written submission** for this item and to request that it be **posted publicly as part of the official public deputation record for Item 2026.PH27.9**, and **circulated to Members of the Planning and Housing Committee and Members of City Council in advance of their deliberations**, in accordance with Committee procedures.

The attached submission draws on frontline evidence and analysis from Housing Advocates' Coordination Meetings held on January 9 and January 16, 2026, and focuses in particular on the escalating eviction and displacement crisis facing tenants in social housing. It notes that from **January 1 to October 31, 2025, Toronto Community Housing Corporation (TCHC)—a corporation wholly owned by the City of Toronto—evicted 391 households**, representing **more than 1,200 residents**, including children, seniors, and families. The submission highlights that evictions from social housing have increased by **more than 100% in two years**, alongside the persistence of "**hidden evictions**," such as coerced lease removals and informal displacement not captured in official statistics.

The submission is intended to support the Committee's consideration of **PH27.9** by providing **tenant-centered analysis** and policy recommendations related to rental replacement, eviction prevention, due process, and protections for tenants with additional housing barriers.

Please let me know if any additional steps are required to ensure this submission is properly included in the public record and shared with Members in advance of the meeting. I am, of course, happy to provide the document in an alternative format if required.

Thank you for your time and for your support in facilitating public participation in the Committee process.

Kind regards,

Waled Khogali Ali

Co-Chair, [Regent Park Neighbourhood Association](#)

Project Lead, Empowering Tenants

Toronto - [waledkhogaliali.ca](http://waledkhogaliali.ca)

Phone: 416-625-7712

*Attachment: Written Submission – PH27.9 (January 22, 2026)*

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On Wed, Jan 21, 2026 at 8:57 AM Planning and Housing <[phc@toronto.ca](mailto:phc@toronto.ca)> wrote:

Hi Wallied:

This is to confirm you are registered to speak to the Planning and Housing Committee on [PH27.9 - Rental Housing and Dwelling Room Replacement: Supporting Tenants with Additional Housing Barriers](#), on January 22, 2026.

The Planning and Housing Committee meeting will be held by video conference and in person:

Thursday, January 22, 2026

9:30 a.m.

Committee Room 1, City Hall, 100 Queen Street West

And by Video Conference

You may speak to the Committee by video conference, telephone, or in person.

The Committee Chair will call upon Speakers in the order they registered, regardless of their method of participation. The Speakers List is published one-hour before the start of the meeting. Click the Speakers button on the morning of the meeting to see where you are in the order:

<https://secure.toronto.ca/council/#/committees/2565/27154>

If you choose to speak by video conference or telephone you will be able to turn on your microphone and camera, and share any presentation material, once called upon by the Chair. You will need to connect yourself to the meeting by videoconference or telephone using the information provided below. The City of Toronto uses Cisco Webex to connect for videoconference and a help-guide is available for users: <https://www.toronto.ca/community-people/get-involved/public-consultations/participate-in-virtual-engagement-events/>

If you choose to speak in person, you will be required to follow any public health and workplace safety measures in place on meeting day. Up-to-date information on reducing the spread of COVID-19 can be found at <https://www.toronto.ca/home/covid-19/covid-19-reduce-virus-spread/>

To join the video conference using a tablet, computer or smartphone



Once the Chair calls your name to speak, you will be able to turn on your microphone and camera, and share any presentation material. You may join the video conference up to 30 minutes before the meeting start time to test your audio and video connection. Please ensure that your screen name clearly identifies you.

If you have presentation material such as a slide deck or photos to share, please reply to this email and attach your materials. We will ensure that they are provided to the Members and form part of the meeting record. We accept JPEG, PNG, Word, PDF, and HTML file formats.

If you wish to share those materials while you speak, please indicate so once your microphone is connected. We will then grant you presenter privileges. You can review how to share content in Webex here: [https://help.webex.com/en-us/article/5ddww5/Share-Content-in-Webex-Meetings-and-Webex-Events-\(Slow-Channel\)](https://help.webex.com/en-us/article/5ddww5/Share-Content-in-Webex-Meetings-and-Webex-Events-(Slow-Channel))

To join the video conference by telephone only



Press "\* 6" to mute or unmute or use your phone's "mute" option. You will be able to unmute your microphone after the Chair calls your name to speak.

Please reply to this email and provide the telephone number you will use on meeting day, so that we can identify your connection. You may join the video conference up to 30 minutes before the meeting start time to test your audio.

Review the attached Information Package for Registered Speakers for more information about participating in electronic meetings.

The meeting agenda and materials are available at

<https://secure.toronto.ca/council/#/committees/2565/27154>

The list of registered speakers will be made available at 8:30 a.m. on meeting day.

For assistance on meeting day, please email [phc@toronto.ca](mailto:phc@toronto.ca).

Christine Chandler

City Clerk's Office

tel: 416-397-4579

email: [phc@toronto.ca](mailto:phc@toronto.ca)

[www.toronto.ca/council](http://www.toronto.ca/council)

### Important information about being a speaker:

If you have presentation material such as a slide deck or photos to share, please reply to this email and attach your materials. We will ensure that they are provided to the Members and form part of the meeting record. We accept JPEG, PNG, Word, PDF, and HTML file formats.

### Public Participation and Conduct

A public presentation has a five minute limit, unless the Committee decides otherwise.

You must:

- obey the procedures by-law and any Chair's rulings
- not speak disrespectfully about anyone;
- not use offensive language;

You may not display signs or placards, or engage in conversation or other behaviour that may disrupt a meeting.

Your presentation may be ended if there is disorder or a failure to follow these rules.

If you are attending the meeting in person, allow yourself extra time to complete visitor screening protocols upon arrival, in order to arrive in the meeting room before your item is called.

If you also wish to share any visual materials while you speak in the Council Chamber, you will need to bring your own laptop or device which can connect to a projector or a hard copy for the overhead projector. You will display and control your own presentation material from your device. For best presentation quality, please save and play all material on your device.

For assistance on meeting day, please approach the City Clerk's staff in the meeting room.

#### Why We Are Collecting Your Information

We are collecting your name, mailing address, e-mail, and if applicable, the organization you represent to be included as part of the public record for this meeting. We make speaker information and comments available so that the public can know who is seeking to influence government decisions.

#### How Your Information Will Be Used

We will use your information to process your request to speak. If you speak at the meeting, your name will be listed in the minutes of the meeting. Minutes are posted online, so your name may be searchable by engines like Google. For certain items, such as re-zoning, Official Plan amendments or other planning and heritage matters, we will share your information with third-parties like the Ontario Land Tribunal as required by law.

#### Speakers Appear In The Video Broadcast of The Meeting

Many Committee, Board, and Advisory Body meetings are broadcast live over the internet for the public to view. If you speak at the meeting you will appear in the video broadcast. Video broadcasts are archived and continue to be publicly available.

#### Authority to Collect Information

We collect your information together with corresponding photographs, video or audio under the authority of Toronto Municipal Code Chapter 27, Council

Procedures or any other applicable procedural By-law. As permitted under Section 27 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), we collect this information for the purpose of creating a public record. Information in public records is not subject to privacy requirements. Have questions? Call or write to us at 416-397-4579 or [phc@toronto.ca](mailto:phc@toronto.ca).

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**From:** Waled Khogali Ali <[REDACTED]>

**Sent:** January 21, 2026 8:30 AM

**To:** Planning and Housing <[phc@toronto.ca](mailto:phc@toronto.ca)>

**Cc:** [REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** [External Sender] Request to Depute – PH27.9: Rental Housing and Dwelling Room Replacement (January 22, 2026)

Dear Ms. Martins,

Good morning. I hope you are well.

I am writing to formally request to depute before the Planning and Housing Committee with respect to **Item PH27.9 – Rental Housing and Dwelling Room Replacement: Supporting Tenants with Additional Housing Barriers**, which is scheduled to be considered on **Thursday, January 22, 2026**.

My name is **Waled Khogali Ali**, and I am a long-time tenant advocate and community leader in Toronto, currently serving as **Co-Chair of the Regent Park Neighbourhood Association** and **Project Lead for the Empowering Tenants initiative**, a Department of Justice–funded project focused on tenant legal education, eviction prevention, and housing stability.

I am seeking to depute to share frontline perspectives on how rental replacement policies and tenant assistance frameworks are experienced by tenants with additional housing barriers, including low-income households, racialized tenants, seniors, newcomers, and people with disabilities. My deputation will focus on:

- The lived impacts of redevelopment-related displacement and relocation on tenants with complex needs
- The growing eviction crisis facing **Toronto Community Housing Corporation (TCHC) tenants**, including a sharp rise in evictions from social housing—the

housing of last resort—and the compounding effects of arrears, income volatility, health challenges, and inadequate supports

- Gaps in existing rental replacement and tenant assistance supports, particularly for tenants exiting or displaced from social and deeply affordable housing
- The importance of strengthened, enforceable protections to prevent the loss of deeply affordable housing and avoid hidden or indirect evictions, including removals from leases and forced relocations.
- Recommendations to ensure the policy better centers equity, accountability, and measurable tenant outcomes

Given the rising rates of eviction and displacement across the city—particularly in **social housing and purpose-built rental housing**—I believe it is critical that tenant voices, including those most impacted by TCHC evictions, inform the Committee's deliberations on this item.

Please let me know if there are any additional steps required to confirm my deputation, and whether advance submission of written comments is encouraged.

Thank you for your time and support. I look forward to participating in the Committee meeting.

Kind regards,

Walied Khogali Ali



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"Political speech [...] is the single most important and protected type of expression. It lies at the core of the guarantee of free expression [...]. The right of the people to discuss and debate ideas forms the very foundation of democracy [...]. For this reason, the Supreme Court of Canada has assiduously protected the right of each citizen to participate in political debate."  
- SUPREME COURT OF CANADA, 2004