

From: [Arnold Margulis](#)
To: [Planning and Housing](#)
Subject: [External Sender] My comments for 2026.PH32.19 on July 16, 2026 Planning and Housing Committee
Date: July 16, 2026 12:22:23 PM

To the City Clerk:

Please add my comments to the agenda for the July 16, 2026 Planning and Housing Committee meeting on item 2026.PH32.19, Protecting Tenants from Fraudulent Evictions

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

I REQUEST TO MAKE THESE COMMENTS AVAILABLE TO GENERAL PUBLIC BY POSTING DOWNLOAD LINK.

Comments:

Dear Chair & Committee Members,

I'm a tenant of Toronto Seniors Housing Corp, living in one of their buildings.

The City Council successfully addressed in 2025-26 the negative Renoviction trend among Toronto Landlords aimed at rising tenancy rent. However, some landlords keep looking for new ways to speedup tenants turnaround allowing rent hike or renovation funds increase at Toronto owned housing buildings. As an active ACORN Tenants Union member, I witnessed growing tenant complaints about the landlords intentionally contaminating indoor air in some buildings or targeted tenant units to speedup tenants turn around aiming rent increase or suppression of tenants maintenance and interference complaints. Some landlords also alter drinking water pipes layout allowing to add chemical contaminants to drinking water supplied to targeted tenant units and downstream the building section. This also happened to me as a community active tenant of Toronto Seniors Housing Corporation (TSHC) in retaliation for complaints to Toronto MLS about service deficiencies in the building and other.

The building staff made a number of carefully hidden holes through the floor perimeter of the unit above mine, modified water pipes layout in it, and engaged that unit's tenant in contaminating my unit's indoor air and drinking water mostly after work hours and through the nights. Local staff also gradually engaged other elderly neighbors in dispersing chemicals vapors to the adjacent hallway section from their units by abusing their vulnerabilities. That I believe contributed to premature death of a few elderly neighbors, while some other run away and stay in relatives' houses while kept paying for their empty bld. units. The landlord's Operations management prohibited the building staff to investigate my complaints and ever enter my unit to document odors in it, while aggressively investigating fake complaints of the tenants contaminating my unit.

After local tenant volunteers reported to TSHC Board of Directors the alleged misuse of Community Engagement Funds by the building and regional staff and engaged tenant cronies, the corporate management ordered to file a fraudulent LTB Eviction Application against me in acute violation of several Eviction Prevention, Whistleblower Protection, Tenant Transfers,

Tenant Human Rights and other relevant Corporate Policies, while also requesting local tenant cronies to file relevant complaints against me in exchange for perks like undue unit renovations and equipment upgrades, free parking at local service parking lots, and overlooking severe ongoing RGI Rules violations. They also attempted to engage TCHC CSU in manufacturing evidence in my Eviction case, and actively suppressed internal corporate investigations and misinformed local Law Enforcement Agencies. The building staff was instructed to add any complaints about me to my Tenancy file without any verification and investigation with the parties allegedly involved.

My attempts to engage local Law Enforcement Agencies revealed major deficiencies in their performance in the discussed field. Dispatched Toronto Police units shared lack of experience in applying Criminal Code sections to rental housing related crimes. Dispatched at night by Toronto Fire Department local crews were refusing to investigate the complaints despite presence of chemical odors in the unit and adjacent hallway, also at building entries, Lobby and elevators at night dispersed to mislead Law Enforcement crews on the air contamination source. Toronto Public Health was coming only at day time despite reports of air contamination at night, refused to borrow from the Provincial Public Health Unit proper testing equipment and failed to document the human sensed residual building odors present at their visits.

Given the above ongoing experience, I actively support the Councillor's Matlow motion on *Protecting Tenants from Fraudulent Evictions*. Given recently increased MLS & RentSafeTO staffing by the city, the inspectors should definitely be provided enhanced authority and jurisdiction, and instructed by the City Manager to actively help the Police and other law enforcement agencies to deal with criminal landlord's staff, while also helping affected tenants, the Housing Secretariat's EPIC Unit and local LAO Legal Clinics to deal with landlords filing fraudulent LTB Eviction Applications.

I suggest the following enhancements to the above Councillor Matlow's Motion adding some important details:

1. MLS & RentSafeTO Staff must be provided training in fundamentals of Canada Criminal Code and its sections most relevant to Rental Housing related Frauds and other crimes such as Mischief of Property, Criminal Harassment, Serving Noxious Substance, and other.
2. MLS management should review some current inspectors culture of excessive co-operation with landlords due to various motifs contrary to their duties, which currently can only be overcome by repeated escalation of tenant complaints.
3. It is advisable to expand the same evidence development and sharing authority and obligation on Toronto Public Health inspectors, while also addressing similar "cooperating with unscrupulous landlords" culture, enhancing Privacy related deficiencies of their Operations DBs, and making TPH Resident Complaint Process about inspectors non-performance more transparent.
4. Due to ongoing residents complaints to Toronto Board of Health about TPH Environmental Health units failures to ensure clean Indoor Air Quality in local Public Schools and rental properties where 50% of local residents now live, the TPH on the Board's request presented seemingly grossly deficient report [HL34.4](#) - *Public Health Role in Indoor Air Quality* suggesting to limit TPH role only to so called "*education of local residents and students*". I suggest the Housing Committee to request the City Council to reopen the item HL34.4 at the

next Council's session aiming to enhance the TPH inspectors role similar to the proposed expended MLS & RentSafeTO Inspectors role.

5. Currently local MLS and TPH divisions report to different Deputy City Managers that seems to greatly affect their ability to jointly enforce relevant to Rental Housing legislation. I ask the Housing Committee to recommend the City Council to change the reporting scheme, making sure both TPH and MLS report to the same Deputy City Manager and follow common policies & better cooperate while doing common work on protecting local residents.

6. The City Manager should be advised to setup an Advisory Committee of local Law and By-law enforcement agencies to develop cooperation pass-ways in enforcing existing legislation and proposing amendments to laws related to typical crimes and violations at local Rental Housing aiming to protect both tenants and landlords.

7. I also ask this Committee to advise TSHC Board of Directors to independently from the corporate Leadership investigate existing tenants complaints about purposeful drinking water and indoor air contamination, and the building ventilation systems near shutdowns at certain TSHC buildings aiming to protect highly vulnerable senior tenants community, and mandate to fully reverse reported illegal property alterations, and remove identified criminal staff from the buildings thus making it impossible to continue reported violations. I requested TSHC Board of Directors in the past to conduct an independent investigation, but was never contacted by any such investigator despite publicly given promises, and my unit indoor air and drinking water contamination continues.

Thank you,

Arnold Margulis
Toronto Resident