



City of Hamilton

EMERGENCY & COMMUNITY SERVICES COMMITTEE ADDENDUM

Meeting #: 21-004

Date: April 22, 2021

Time: 1:30 p.m.

Location: Due to the COVID-19 and the Closure of City Hall (CC)

All electronic meetings can be viewed at:

City's Website:

<https://www.hamilton.ca/council-committee/council-committee-meetings/meetings-and-agendas>

City's YouTube Channel:

<https://www.youtube.com/user/InsideCityofHamilton> or Cable 14

Tamara Bates, Legislative Coordinator (905) 546-2424 ext. 4102

5. COMMUNICATIONS

*5.1. Correspondence regarding Renovictions/Tenant Defence Fund

Recommendation: to be received and referred to Item 10.1

*5.1.a. Morgan Betz

*5.1.b. Linda Lukasik, Environment Hamilton

*5.1.c. Hunter Celenza, ACORN

*5.1.d. Ali Naraghi, Hamilton Community Legal Clinic

*5.1.e. Elizabeth Ellis, ACORN

*5.1.f. Melanie Attwood, ACORN

*5.1.g. Dawn Hoad, ACORN

6. DELEGATION REQUESTS

- *6.1. Delegation Requests respecting Renovictions/Tenant Defence Fund (for today's meeting)

NOTE: Regardless of the order on the agenda, video submissions will be played after all other delegates in attendance via WebEx have concluded.

*6.1.a. Keith Alarie, Hamilton Tenants in Unity

*6.1.b. Veronica Gonzalez, ACORN

*6.1.c. Karl Andrus, HCBN

*6.1.d. Darlene Wesley, ACORN

*6.1.e. Jonathan Lopez, ACORN

Video Submission

*6.1.f. Violetta Nikolskaya, YWCA Hamilton

*6.1.g. Gordon Smyth, ACORN

Video Submission

*6.1.h. Juan Balandra, ACORN

Video Submission

*6.1.i. Michael Lopez, ACORN

Video Submission

*6.1.j. Drew Hewitt, ACORN

Video Submission

*6.1.k. Darryl Starr, ACORN

Video Submission

*6.1.l. Rebecca Guzzo, ACORN

Video Submission

*6.1.m. James Webb, ACORN

Video Submission

*6.1.n. Mike Wood, Hamilton Tenants in Unity

*6.1.o. Kojo Dampsey, Hamilton Centre for Civic Inclusion

*6.1.p. Bill Johnston

*6.1.q. Dayna Sparkes, ACORN

12. NOTICES OF MOTION

*12.1. Financial Support to Remove Existing Wood Fence, and Supply and Install New Pressure Treated Wood Fence at 470 Stone Church Rd East, Hamilton

*12.2. Red Hill Valley Joint Stewardship Board

Urgent
Letter
To
Chair Tamera Bates
To And Members

Emergency and
Community
Services Committee
Care of Office of
The City Clerk
71 Main Street West
1st Floor
Hamilton Ont. L8P 4Y5
From Canada

[Morgan Bates + ...]

URGENT

Dear
emergency and
community
services

Please pass a law
or bylaw to
protect tenants
from landlords
wanting to
evict because
of renovations.

Pg. 2
of 2

Please,

Using renovations as an excuse, to disrupt the very lives it is supposed to be protecting, does not make any sense at all.

None of us, are in the position of easily moving, or moving easily.

I, myself, for example have always been in poor health, (and my brother too) and it will be too much for us.



April 20, 2021

**RE: Item 10.1 - Tenant Defence Fund - April 22nd Meeting of the City of Hamilton
Emergency & Community Services Committee**

To the members of the City of Hamilton Emergency & Community Services Committee,

Please accept this written delegation from Environment Hamilton regarding Item 10.1 on the Committee's April 22nd agenda - the staff report on a **Tenant Defence Fund**. Through the work that we do, Environment Hamilton strives to build a sustainable, climate resilient, inclusive Hamilton. To this end, we stand in solidarity with Acorn Hamilton and the work they are doing to advocate for more protection for tenants facing 'renovictions'.

Building a climate resilient, inclusive city requires developing and implementing policies to ensure that every Hamiltonian is safely housed. To this end, we support ACORN Hamilton's calls for the City of Hamilton to do the following:

- Ensure the city investigates all municipal tools and powers to restrict renovictions
- Expand the Tenant Defence Fund but do so with proper and thorough consultation with relevant local organizations including ACORN Hamilton and the Hamilton Community Legal Clinic.
- Provide clarity regarding what a 'proactive tenant education program' will look like and consider the detailed recommendations from ACORN regarding circumstances when the program should be implemented.
- Undertake a thorough study of the feasibility of a city-wide landlord licensing program as a means to restricting renovictions and ensuring rental housing is kept in good repair.

Thank you,

A handwritten signature in black ink, appearing to read "L. M. Lukasik".

Lynda Lukasik, PhD
Executive Director
Environment Hamilton



To City Councillors Nringer Nann, Brad Clark, Esther Pauls, Tom Jackson, Sam Merulla, & Terry Whitehead,

Thank you for taking the time outside your busy schedules to read this letter. I am writing this letter in regards to the staff report made for the Emergency and Community Services committee to review renovictions in Hamilton on behalf of ACORN. In the staff report, it highlights the need for expansion of the Tenant Defence Fund Program and for it to be amended to include tenants being displaced due to being evicted for renovation purposes. It also acknowledges the advocacy work and input done by ACORN. However, it fails to recommend any new tools or policy that the city can utilise to restrict renovation, along with the absence of any outreach or proactive tenant education initiatives to inform tenants of their rights and the on-going evaluation of the landlord licensing/anti-renoviction bylaw from New Westminster, British Columbia. Overall, the staff report lacks bold policy and initiative to effectively tackle renovictions in low to moderate-income neighbourhoods.

As a delegate for ACORN, we ask the committee to consider our following demands: first, the city needs to investigate all available municipal tools and powers to restrict renovictions. For example, the Direct Housing and Planning staff should initiate a comprehensive study on the feasibility of a city-wide landlord licensing program to restrict renovation and to ensure landlords keep their properties in good repair using the New Westminster law as a strong example. Secondly, ACORN supports the expansion of the Tenant Defence Fund but to ensure its success, consultation with ACORN and the Hamilton Community Legal Clinic is needed. Our demands to ensure the defence fund's success include raising the grant amount to match the cost of hiring a legal professional for a N13 application (for example in Toronto, tenants who receive N13 notices will receive \$10,000 for compensation of legal services), implementation of an outreach program to ensure awareness from vulnerable tenants, review the criteria and application process to limit barriers to access, and for access to a tenant hotline similar to one hosted by Federation of Metro Tenants Association. Finally, our last demand is for city staff to clearly define what a proactive tenant education program will involve. ACORN proposes outreach and proactive bylaw enforcement when a building changes ownership, reports of "buy-out" financial incentives and N13 notices, and when the city receives a building permit application for a multi-residential property. Tenant education should also include sharing contact information with the Tenant Defence Fund, property

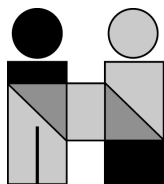


standards by-law, their City Councillor, Hamilton Community Legal Clinic, Housing Help and ACORN Tenant Union and other general tenant rights regarding displacement.

Thank you for taking time to read this letter.

Sincerely,

Hunter Celenza



Hamilton Community Legal Clinic
Clinique juridique communautaire de Hamilton

100 Main Street East, Suite 203
Hamilton ON L8N 3W4
Phone: (905) 527-4572 Fax: (905) 523-7282
www.hamiltonjustice.ca

100, rue Main est. Suite 203
Hamilton (Ontario) L8N 3W4
Téléphone : (905) 527-4572 Télécopieur : (905) 523-7282
www.hamiltonjustice.ca

April 21, 2021

Chair and Members - Emergency and Community Services Committee
City of Hamilton

RE: Hamilton Community Legal Clinic submission for the Emergency & Community Services Committee regarding renovations

The Hamilton Community Legal Clinic (“the Clinic”) supports ACORN’s call for the City of Hamilton to protect tenants & existing market affordable housing stock from renovations.

Low income and vulnerable residents are facing increasing displacement pressure. The Clinic has witnessed first hand a rise in N13 notices and “buy outs” as a method of causing unit turnover.

The scale of the housing crisis and loss of affordable housing demand strong action from the City. We urge the City to continue engaging on this file as tools and powers have yet to be identified to restrict renovations in Hamilton.

The Clinic in solidarity with ACORN Hamilton, supports expansion of the Tenant Defence Fund to cover tenants facing renovations if improvements are made to ensure the program is successful. The Clinic can also provide consultation on developing a proactive tenant education program to inform tenants of their rights.

Sincerely,
The Hamilton Community Legal Clinic



April 21st 2021

RE: Renoviction, Emergency and Community Services Committee

My name is Elizabeth Ellis, I am co-chair of Hamilton ACORN's East Hamilton chapter and a tenant in Ward 4.

A developer called Malleum bought my apartment building in 2018 at . Repairs, cleaning of the common areas, and pest treatment stopped. The new company made it hard to pay rent. Initially they told us that they had no plans to get rid of us. But in the fall they were approaching tenants door to door with money offers to move. I said no for as long as I could. But they texted me, knocked on my door, mentioned it during any unit inspections. They caught me on a bad day and I said yes and signed away my apartment. They gave me \$2000. It was almost impossible to find a new place, finally found one last week before I had to move.

My new apartment is more expensive and in a basement with no windows and I have to have a roommate. I am working now full time as a Personal Support Worker but after disclosing the \$2000 my Ontario Works got clawbacked. I had to go months without income in 2019.

It's been difficult to watch the same company do the same thing at other buildings in Hamilton.

For example at 540 King St East, 36 households were placed. Rent went from \$825 for one bedroom in 2018 to \$1,395 in 2021 for the entire building.

I join with other ACORN members across the city asking the City of Hamilton to protect tenants from renoviction and substandard housing.

Thank you.

Sincerely,

Elizabeth Ellis



Thank you councillors for accepting my written submission.

My name is Melanie Attwood and I am a member of Hamilton ACORN's downtown chapter. I am writing to you in support of the city taking action on renoviction.

I have lived in downtown Hamilton for the past 5 years. I pay \$750 a month in rent, that's 35% of my income. I had to cut my hours as a nurse from fulltime to part time due to health issues. I am struggling to pay rent during the pandemic as a single mom. I may have to give up my nursing career and look into disability in the future, at which point my rent could go from 35% of my income to over 50% of my income.

I never thought I would have to worry about renoviction or worry about finding another place until now. The sad reality is, that I cannot afford to move when these predatory landlords are pushing out tenants and doubling rents.

I am experiencing the tactics used by many slumlords in downtown Hamilton, such as withholding repairs and pest treatments. My landlord is too busy making cosmetic changes to the exterior and updated their condo suits, meanwhile units where low to moderate income tenants live are being neglected. These units are falling into disrepair. Some are serious health and safety issues. I've included some photos of damage in my apartment. I have put in repair requests to address water damage and broken cabinets, but repairs are being withheld.





If they continue to be neglected the landlord could use this as an excuse to evict tenants for renovations. Many tenants will get tired of dealing with substandard housing and move, leaving a vacant unit where the rent be doubled.

This is the goal of many landlords in Hamilton right now. Our homes are being treated as investment opportunities and the lack of action is contributing to the homeless crisis! We need the city council to take action to protect tenants and affordable housing in Hamilton!

Thank you for accepting my delegation.



April 21st 2021

RE: Renoviction, Emergency and Community Services Committee

Hello. My name is Dawn Hoad. I am a tenant at _____ in East Hamilton. I have lived there for 9 years.

There have been two owners of the building. The original owner sold the building to a Toronto company called Family Properties in 2019.

The building is home to mostly seniors. The neighborhood is called home by working class Hamiltonians, people on disabilities, newcomers, students - many live on _____ because it was the most affordable rent they could find at the time. Many grew up in the neighborhood.

_____ is on the bus line, close to a grocery store, schools - it's convenient for everything.

The previous owner Harold Keen refused to keep the building in good repair. After direct action and attention from the press, ACORN and tenants got the city to come in and do many of the repairs.

While we were relieved that Mr. Keen finally sold the building, the new landlord is even less interested in having the tenants live there.

Last spring the property manager of Family Properties offered me \$2,000 to move out.

My rent is \$700.25 and my income on ODSP is \$1411 a month. This means over half of my income is going towards rent. I said no to the buyout.

In November of 2020, the landlord gave tenants of _____ a N13 eviction notice claiming major renovations in the building that require tenants to move out by March 31 2021. All 58 tenants in the building received the notice.

The notice came with a letter stating "You may be aware that the building has been in disrepair for many years. Under the Residential tenancy act we are only obligated

to offer a maximum of 3 months rent (\$2,100). However if you decide to vacate and terminate your lease on or before March 31st 2021, we are in good faith willing to give you a lump sum of \$4000. While we understand this letter may come as a surprise, we are well within our rights as building owners to terminate your tenancy and do the necessary improvements required. We expect the renovations to last 7-10 months.”

So far several tenants have taken the offer of money. Nothing in the letter states tenants can request to come back after the renovations or that the notice is that, only a notice. Tenants have yet to receive a notice of a hearing at the Landlord and Tenant Board.

I could see why some tenants would get frustrated with the situation and take the cash and run. But where do you go?

I've applied to Indwell but they said 1,500 applications are ahead of me. I've looked around for apartments and the only option would be shared accommodation - getting a roommate!

I am terrified of ending up in a tent. I don't even know what I will do if I am forced to move.

Both landlords have deliberately neglected the building. Now Family Properties wants us all out. They don't want us to come back after "7-10 months of renovations" And who could? - pay for moving costs twice, find a short term lease and stay on top of making sure the landlord doesn't re rent the unit out to someone else! There has to be a better way.

Thank you.

6.1(a)

Request to Speak to Committee of Council

Submitted on Wednesday, April 14, 2021 - 2:02 pm

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Keith Alarie

Name of Organization: Hamilton Tenants In Unity

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: I am delegating to speak about Renoviction

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.1(b)

Request to Speak to Committee of Council

Submitted on Friday, April 16, 2021 - 9:56 pm

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Veronica Gonzalez

Name of Organization: ACORN

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request: To speak on Renoviction Report

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.3

Request to Speak to Committee of Council

Submitted on Monday, April 19, 2021 - 6:40 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Karl Andrus

Name of Organization: HCBN

Contact Number:

Email Address: karlandrus@hcbn.ca

Mailing Address:

Reason(s) for delegation request:

10.1 Tenant Defence Fund (HSC19011(a)) (City Wide)

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? Yes

6.1(d)

Request to Speak to Committee of Council

Submitted on Monday, April 19, 2021 - 4:52 pm

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Darlene Wesley

Name of Organization: ACORN

Contact Number:

Email Address:

Mailing Address: Hamilton

Reason(s) for delegation request: April 22nd Emergency & Community Services Committee, speak to renoviction report

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.1(e)

Request to Speak to Committee of Council

Submitted on Monday, April 19, 2021 - 8:28 pm

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Jonathan Lopez

Name of Organization: Acorn

Contact Number:

Email Address:

Mailing Address:

Reason(s) for delegation request:

Reason - to submit pre recorded video delegation for April 22nd committee regarding renovicion

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.1(f)

Request to Speak to Committee of Council

Submitted on Tuesday, April 20, 2021 - 9:20 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Violetta Nikolskaya

Name of Organization: YWCA Hamilton

Contact Number: (905) 522 9922 ext 320

Email Address: vnikolskaya@ywcahamilton.org

Mailing Address: 75 MacNab Street South, L8P 3C1

Reason(s) for delegation request: To speak to the recommendations made in the Housing Services Department report, including those (but not limited to those) pertaining to the Tenant Defense Fund.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.1(g)

Request to Speak to Committee of Council

Submitted on Tuesday, April 20, 2021 - 10:54 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Gordon Smyth

Name of Organization:

Contact Number:

Email Address:

Mailing Address: North End, Hamilton

Reason(s) for delegation request: Submit pre recorded video delegation for April 22nd E&CS committee to speak about N13 notices at

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.1(h)

Request to Speak to Committee of Council

Submitted on Tuesday, April 20, 2021 - 10:58 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Juan Balandra

Name of Organization:

Contact Number:

Email Address:

Mailing Address: Hamilton

Reason(s) for delegation request: Submit pre recorded video delegation for the April 22nd Emergency & Community Services Committee on the topic of renoviction.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

06.1(i)

Request to Speak to Committee of Council

Submitted on Tuesday, April 20, 2021 - 11:12 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Michael Lopez

Name of Organization: Hamilton ACORN

Contact Number:

Email Address:

Mailing Address: East End, Hamilton

Reason(s) for delegation request: Submit pre recorded video delegation for April 22nd Emergency and Community Services Committee to speak on the topic of renoviction.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.1(j)

Request to Speak to Committee of Council

Submitted on Tuesday, April 20, 2021 - 11:27 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Drew Hewitt

Name of Organization:

Contact Number:

Email Address:

Mailing Address: Hamilton

Reason(s) for delegation request: Submit pre recorded video delegation for April 22nd E&CS committee regarding renoviction.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

06.1(k)

Request to Speak to Committee of Council

Submitted on Tuesday, April 20, 2021 - 11:24 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Darryl Starr

Name of Organization: Hamilton ACORN

Contact Number:

Email Address:

Mailing Address: Hamilton

Reason(s) for delegation request: Submit pre recorded video delegation for April 22nd E&CS committee regarding renoviction.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.1(I)

Request to Speak to Committee of Council

Submitted on Tuesday, April 20, 2021 - 11:17 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Rebecca Guzzo

Name of Organization: ACORN

Contact Number:

Email Address:

Mailing Address: Mountain, Hamilton

Reason(s) for delegation request: Submit pre record video delegation for April 22nd Emergency and Community Services committee on the topic of renoviction.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.1(m)

Request to Speak to Committee of Council

Submitted on Tuesday, April 20, 2021 - 11:31 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: James Webb

Name of Organization:

Contact Number:

Email Address:

Mailing Address: Downtown, Hamilton

Reason(s) for delegation request: Submit pre recorded video delegation for April 22nd for Emergency and Community Services Committee regarding renoviction.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.1(n)

Request to Speak to Committee of Council

Submitted on Wednesday, April 21, 2021 - 12:23 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Mike Wood

Name of Organization: Hamilton Tenants In Unity

Contact Number:

Email Address: hamilton.tenants.unity@gmail.com

Mailing Address: Hamilton, Ontario

Reason(s) for delegation request: Speak on the
Renoviction report

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.1(o)

Request to Speak to Committee of Council

Submitted on Wednesday, April 21, 2021 - 8:22 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Kojo Dampsey

Name of Organization: Hamilton Centre for Civic Inclusion

Contact Number:

Email Address: kdampsey@hcci.ca

Mailing Address:

423 King Street East, Hamilton, Ontario L8N 1C5

Reason(s) for delegation request: Delegating about the Tenant Defense Fund.

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

6.1(p)

Request to Speak to Committee of Council

Submitted on Wednesday, April 21, 2021 - 11:44 am

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Bill Johnston

Name of Organization:

Contact Number:

Email Address:

Mailing Address: Dundas Ontario

Reason(s) for delegation request: To speak to item 10.1 of the Emergency and Community Services Committee agenda for April 22, 2021

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? Yes

Re item 10.1, April 22, 2021 Emergency and Community Services Committee agenda*From Bill Johnston,**April 21, 2021*

I write to support recommendations (a) and (b). I am not sure this item should be removed from the Outstanding Business List, as recommendation (c) suggests, since the report itself identifies more work needed to mitigate the effects of renovations.

Every eviction is a double loss.

- The evicted tenant loses their housing and is forced onto a market where the going rents are likely higher than what they had been paying.
- And the rent on the vacated unit will rise.

The impact on evicted tenants is significant. As a report recently released by Canada Mortgage and Housing Corporation notes:

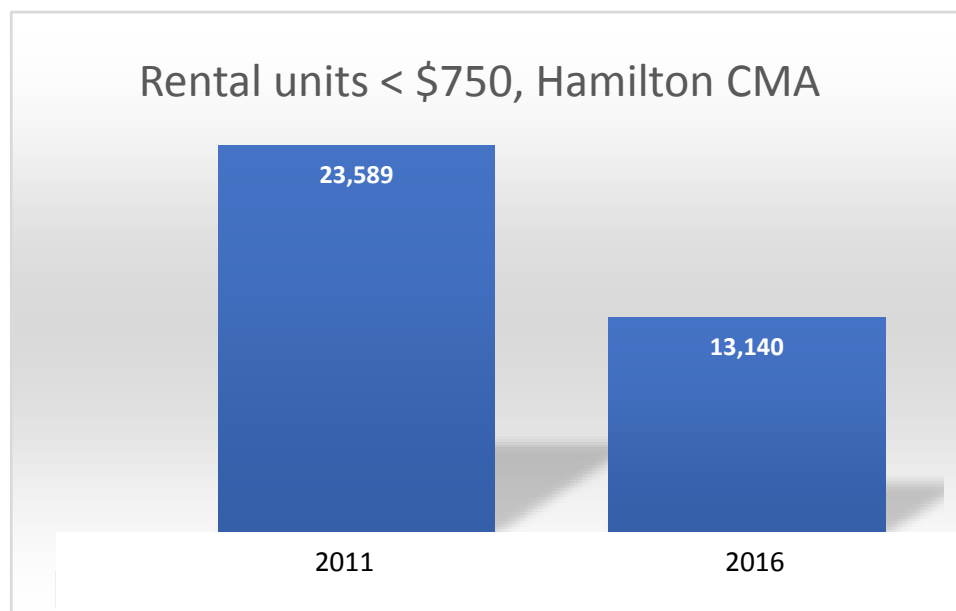
Evictions have profound impacts on tenants, including long-term impacts on tenants' physical and mental health, increased housing instability and vulnerability to homelessness, and negative impacts on children, youth, families, and wider communities. Tenants speaking about their experience of eviction used language of trauma and reported anxiety, fear, feelings of loss and depression, and other impacts. Evictions can lead to a cycle of increasing housing instability and can be an indicator of more complex needs.¹

There are also impacts on the community:

There are also widespread costs to society as a whole, including impacts on community levels of homelessness, shelter systems, emergency services, public assistance, healthcare services, and public assistance. Eviction prevention not only improves outcomes for tenants but arguably contributes to wider housing stability and ultimately can save taxpayers money.²

As noted, community impacts include rising rent levels. Ontario landlords can raise the rent by any amount on a vacated unit. That is a significant reason why the city is losing affordable housing units.

Between the 2011 and 2016 Census, the Hamilton Census Metropolitan Area lost 10,400 private-market rental units that rented for less than \$750 a month. \$750 is affordable if your income is \$30,000.³



About 8,000 of those units would have been in the city of Hamilton. In that same period, Hamilton built about 365 new affordable units. So we lost about 20 affordable private-sector units for every one we built.

In addition, the number of subsidized units renting for less than \$750 also declined between 2011 and 2016, by 1,700 units.

Eviction prevention is just as important as building new units. And eviction prevention is far cheaper.

The measures outlined in the staff report will help some tenants defend themselves when they face eviction and that is helpful.

But the nature of evictions and the scale of evictions is changing in Canada, as the report mentioned above notes.

Previously, evictions were understood to operate at an individual or household level. With large corporate investment firms buying up entire buildings (and sometimes whole developments or communities) for redevelopment, however, en masse residential displacements are occurring (Crosby, 2020; Subramaniam, 2018; United Nations, 2014; Vancouver Tenants Union, 2018). The scale of these evictions affects not only larger numbers of households, but the broader housing market as well, and contributes to community erosion.⁴ ...

Renovictions and own-use evictions are occurring more frequently and can take place at a larger scale (whole buildings or communities), potentially affecting a wider cohort of individuals—not only lower-income or otherwise vulnerable people (Jang, 2019)⁵

There are financial costs to evictions, for both the tenants and the landlord (lack of rent while a unit is vacant), but the report notes:

Corporate landlords engaging in mass evictions, for example, may be relatively immune to the costs of eviction or find that profit-maximizing benefits outweigh the costs, if the long-term goal is to renovate or rebuild and significantly increase rental rates. Rather than a relatively individualized or one-time event or process faced by tenants and landlords, there are signs that evictions are increasingly part of a strategy to increase revenue streams.⁶

The report adds, “Many of the existing supports for tenants facing or experiencing eviction may have originally been designed originally to address a single household at a time. Existing services and programs may not adequately address the scale or magnitude of mass evictions, which may require more macro-scale or regulatory approaches.”⁷

The expansion of the Tenants Defence Fund to cover renovictions is welcome. Whether the amount provided is enough is unclear. I suggest the committee ask staff to report back in six months on how the measure is working and whether the amounts need to increase and also on the other steps referred to in the report:

- Updates on the Property Standards Bylaw
- The on-going licensing review, including using business licensing for landlords

- A tenant education program, which I suggest should include proactive steps to provide information to tenants of buildings whose ownership changes or when the owner submits a building permit application.

The issue of mass evictions, noted above, is a significant challenge, for tenants and for the city as it tries to ensure that everyone has an adequate home they can afford. It will take concerted efforts at all levels of government to tackle it, but the licensing powers that the city has and proactive education programs could go some distance to at least ensure tenants have the opportunity to have their *Residential Tenancies Act* right to return enforced, which would help both the tenant to continue their tenancy and the community by preserving existing lower-rent housing units.

¹ Zell, S., and McCullough, S. (2020). *Eviction and Eviction Prevention in Canada*. Winnipeg: Institute of Urban Studies, the University of Winnipeg, page 3 of the executive summary, accessed April 19, 2021, https://eppdscrmssa01.blob.core.windows.net/cmhcprodcontainer/sf/project/archive/research_6/evictions-and-eviction-prevention-in-canada.pdf The report was released by Canada Mortgage and Housing Corporation in April, 2021.

² Ibid, 4.

³ Calculation by Steve Pomeroy, based on Census data, provided in emailed correspondence with Bill Johnston, February 3, 2021. The proportion of rental units in Hamilton was calculated from Census data. The number of units of affordable housing built were calculated from city of Hamilton reports listing affordable housing units approved between 2003 and 2019.

⁴ Ibid, 9

⁵ Ibid, 13.

⁶ Ibid, 4.

⁷ Ibid, 9.

Request to Speak to Committee of Council

Submitted on Monday, April 19, 2021 - 4:50 pm

==Committee Requested==

Committee: Emergency & Community Services Committee

==Requestor Information==

Name of Individual: Dayna Sparkes

Name of Organization: ACORN, East Hamilton Chapter

Contact Number:

Email Address:

Mailing Address: Hamilton

Reason(s) for delegation request: To speak at April 22nd
Emergency & Community Services Committee ***regarding the
Tenant Defence Fund***

Will you be requesting funds from the City? No

Will you be submitting a formal presentation? No

**CITY OF HAMILTON
NOTICE OF MOTION**

EMERGENCY AND COMMUNITY SERVICES COMMITTEE: APRIL 22, 2021

MOVED BY COUNCILLOR E. PAULS

Financial Support to Remove Existing Wood Fence, and Supply and Install New Pressure Treated Wood Fence at 470 Stone Church Rd East, Hamilton

WHEREAS, CityHousing Hamilton owns the property located at 470 Stone Church Rd E - a 70-unit multi-residential townhouse complex built in 1970;

WHEREAS, the roughly 750 ft original dividing fence between the property and the abutting yards of 15 private homeowners along Stone Church Rd E, Delancey Blvd and Hussar Ave is at the end of its useful life and requires full removal and replacement;

WHEREAS, CityHousing Hamilton has assumed full responsibility for the cost and scope of work, consistent with City of Hamilton Planning Department practices, to remove and replace the existing board-on-board "Good Neighbour" fence with a new board-on-board "Good Neighbour" fence;

WHEREAS, CityHousing Hamilton has undertaken a Request for Quote process to obtain the best price for removal and replacement of the fence;

WHEREAS, the scope of work requires \$58 952.00 to complete the removal and replacement of the fence; and,

WHEREAS, CityHousing Hamilton can commit total funds of \$29 476.00 from operating dollars and \$14 794.00 from previously committed Ward 7 area rating funds;

THEREFORE, BE IT RESOLVED

(a) That the remaining cost of \$14 682.00 for the removal and replacement of the fence, be funded from the Ward 7 Area Rating Special Capital Re-Investment Discretionary Account; and,

(b) That the Mayor and City Clerk be authorized and directed to execute any required agreement(s) and ancillary documents, with such terms and conditions in a form satisfactory to the City Solicitor.

**CITY OF HAMILTON
NOTICE OF MOTION**

EMERGENCY AND COMMUNITY SERVICES COMMITTEE: APRIL 22, 2021

MOVED BY COUNCILLOR B. CLARK

Red Hill Valley Joint Stewardship Board

WHEREAS the Red Hill Valley Joint Stewardship Board (JSB) was established as a collaboration between the Haudenosaunee First Nation and the City of Hamilton in 2006 to oversee activities within the Red Hill Valley and;

WHEREAS the JSB funding is not reflective of the growing amount of work necessary to fulfil the spirit of the agreement;

THEREFORE, BE IT RESOLVED:

- (a) THAT staff be directed to establish a Red Hill Valley Joint Stewardship Board (JSB) reserve and that any annual operating surpluses of the JSB be allocated to this reserve, for the purposes of funding projects and improvements for the Valley;
- (b) THAT the annual budget amount be adjusted annually by the Ontario CPI all items, not seasonally adjusted index, to ensure sustainability of the Board;
- (c) THAT the 2021 JSB budget be adjusted by 12.5 % to reflect a retro-active CPI increase dating back to 2013;
- (d) THAT staff be directed to establish a mechanism by which the JSB can procure the necessary technical services, when required, within the available budget;
- (e) THAT the annual funding for the JSB be provided in a one-time payment at the start of every calendar year; and
- (f) THAT the JSB budget be restated from the Public Works Department, to Healthy and Safe Communities, Department so as to align with the Urban Indigenous Strategy.