



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