



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.