



February 22nd 2023

Written submission regarding 1083 Main St E

7 remaining households at 1083 Main St E have gone 8 weeks without running water in their apartments. Since December 27th there has been no hot water and since December 28th no water at all.

Tenants first contacted the City of Hamilton bylaw services on December 28th and heard back on January 3rd that the city was giving the landlord a 19 day order to complete the repair work. The order expired on January 24th.

Tenants report that pipes exposed to the elements burst and water was shut off. The landlord's first communication to tenants said "Unfortunately, the extent of the repair required will create these extended water issues on and off for quite some time... In the interim, we suggest all tenants reach out to Caveat to readdress potential relocation for your health and safety."

Caveat is the paralegal service representing 1083 Main St Inc. in pursuing renoeviction of all remaining tenants in the building.

1083 Main St Inc. has attempted to use the situation as an opportunity to force tenants to move out. On December 28th there were 9 households and 2 moved because of the situation.

1083 Main St E has a long history of neglectful landlords. Between the previous owner Malleum and the current owner 1083 Main St Inc., the 60 unit apartment building is down to 8 occupied units. Through buyouts, N13s and deliberate building neglect, the apartment building has sat mostly vacant for the past two years while Hamilton experiences a housing crisis.

Since 1083 Main St Inc. took over ownership in June 2021 they have neglected to

maintain and clean common areas and exterior of the building, closed off access to the parking garage and laundry room.

The tenants have a hearing in March at the Landlord and Tenant Board regarding the landlord's N13 applications.

Yesterday February 21st, the appeal for the order was heard at the Property Standards Committee. Tenants were shocked to hear that the city was presenting a joint submission with the landlord to give more time for the landlord to repair the water and reconvene after the March 8 LTB hearing to see if evictions are secured to get vacancy of the building.

Tenants were in disbelief that the city would take this position and further delay repair to the pipes and the return of water to the tenant's apartments.

ACORN is calling on the City of Hamilton to:

- Explain to the public and tenants of 1083 Main St E why the city presented a joint submission with the landlord instead of seeking compliance or initiating the city to do the repairs themselves
- Investigate strengthening Hamilton's property standards bylaw and vital services bylaw to prevent a similar situation in the future
- Pass a city wide landlord licensing program to ensure landlords are keeping their properties in good repair and restricting renovation
- Improvements to the tenant defence fund and a proactive tenant education program

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