

From: clerk@hamilton.ca
To: [Kolar, Loren](#)
Subject: Written submission: PIN re Renovictions report
Date: Wednesday, April 19, 2023 12:13:39 PM

From: Laura Pin <lpin@wlu.ca>
Sent: April 19, 2023 11:59 AM
To: clerk@hamilton.ca
Subject: 10.2 of the Emergency and Community Services Committee meeting April 20th, 2023

Hello,

I'm writing with comments regarding item 10.2 of the Emergency and Community Services Committee meeting April 20th, 2023: "Renovictions Stakeholder Consultation (HSC23023) (City Wide)". I am a political scientist and housing policy researcher, who lives in Ward 1, Hamilton, Ontario.

While a thorough engagement exercise (indeed by a public relations and consultation firm - not a firm with expertise in policy analysis) I'm concerned that the consultant report informing this discussion misses key components of the *policy context* of the debate.

First, the consultant report states that in light of the provincial protections from renoviction in Ontario, a New Westminster-style bylaw would be irrelevant. This is not accurate. There are significant differences between the New Westminster bylaw (and current BC legislation) governing renovictions and the Ontario guidelines under the RTA. Specifically, in the New Westminster and BC legislation, the onus was shifted to the landlord to demonstrate that tenant occupancy could not continue during renovations, also to provide alternate accommodations while the renovation work was taking place.

Second, both the consultant and staff reports concerning the possibility of a New Westminster-style bylaw treat the question of municipal authority to enact this bylaw as settled (and in the negative). They argue that BC municipalities have more authority as a result of their community charters to enact this type of bylaw. This is contrary to the legal opinion of ACORN, which suggests such a bylaw would be in the purview of an Ontario municipality. Moreover, prior to the court challenges in BC which upheld the New Westminster bylaw it was not clear that BC municipalities had this authority either.

The City's own data demonstrates a dramatic increase in N13 applications and renovictions. Addressing this dramatic increase requires bold policy action. The case of New Westminster demonstrates that municipal anti-renoviction bylaws work.

Sincerely,

Dr. Laura Pin



Dr. Laura Pin (she/her)
Assistant Professor
Political Science Department

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