



Renoviction

Righting the Reno-Wrong

Virtual TownHall
September 21, 2023

Introduction & Speaker Bios	1
Maribel Jagorin: The Human Toll of Renovictions	4
Michelle Knight: Empowering Tenants Through Community & Advocacy	6
Meg Ruttan: From Survival to Solidarity	8
Shannon Down: Loopholes & Inadequate Protections	10
Laura Pin: Rights vs Rights	12
Brian Doucet: Re-Balancing the Scale	14
Panel Discussion	16
The Comment Section	18

Introduction & Speaker Bios

Regional Councillor Rob Deutschmann hosted a fourth panel discussion on September 21 2023, this time focussing on renovictions. Previous panels on Voter Turnout, Regional Amalgamation, and Drug Strategy can be found on the website www.wrcommunitytownhalls.ca. He assembled a group of six panellists representing first-hand experience of eviction due to renovation - some having been victims of this practice, and others with legal or academic expertise.

"Renoviction" is a portmanteau of "renovation" and "eviction." It refers to the practice where landlords evict tenants under the pretence of needing to perform significant renovations on a property, only to then increase the rent and lease the property to new tenants at a higher rate. While genuine renovations are a legitimate reason for temporary eviction, the term "renoviction" carries a negative connotation as it implies that the eviction is being done primarily to circumvent tenant protection laws and capitalize on rising rental markets, rather than for genuine repair or upgrade needs. This practice is controversial and has become a point of contention in many urban areas where housing demand outpaces supply, leading to increased rental prices and concerns about affordable housing.

A term that comes up repeatedly from the speakers is "Vacancy Decontrol". This is a housing policy that allows landlords to reset the rent when the unit becomes vacant. In jurisdictions where rent control laws are in place, rents are typically capped to protect tenants from steep hikes. However, with vacancy decontrol, the protective measures are lifted when a tenant moves out. Once the unit is vacant, the landlord is free to charge the new tenant a market-rate rent, after which rent control measures usually kick back in.

In this report, the reader will find summaries of each of the six speakers, as well as compilations of the informal discussion and chat sections. The speakers are...

Dr Brian Doucet's research examines housing, transportation and neighbourhood change. He uses a variety of research methods that render visible patterns, processes and experiences that do not normally show up in statistics. He currently leads five major SSHRC-funded research projects. Dr Doucet is the co-author of *Streetcars and the Shifting Geographies of Toronto: A Visual Analysis of Change* (2022, University of Toronto Press), and the co-editor of the four-volume book series *Global Reflections on COVID-19 and Urban Inequalities* (2021, Bristol University Press). Born and raised in Toronto, he resided in the Netherlands between 2004 – 2017, where he completed his PhD at Utrecht University in 2010.

Shannon Down is the Executive Director and a lawyer at Waterloo Region Community Legal Services (WRCLS). Shannon has represented clients before various administrative tribunals as well as before the Superior Court of Justice. Shannon was co-counsel on *The Regional Municipality of Waterloo v. Persons Unknown and to be Ascertained*, 2023 ONSC 670, where WRCLS lawyers successfully argued that a proposed encampment eviction violated the Section 7 Charter rights of the encampment residents.

Maribel Jagorin is a long-term of Traynor Avenue in Kitchener and co-chair of ACORN Tenant Union, and is fighting against impending renoviction. She's an active advocate for affordable housing, sharing her experiences to educate the community and inspire collective action against housing displacement.

Michelle Knight serves as an Eviction Prevention Peer Worker at Waterloo Region's Social Development Centre (SDC). Identifying as a black, queer, first-generation Canadian woman, she brings lived experience and passion to her role. Michelle is deeply committed to tenant rights and systemic change, and her background directly informs her advocacy work. Striving to make a daily positive impact, she finds fulfilment in her role at SDC.

Dr Laura Pin's work examines how social inequality intersects with policy-governance regimes and how political scientists can use community-engaged research to understand participation in public policy. She works in the areas of public budgeting, housing policy, and civic engagement. Dr Pin completed her PhD in political science at York University and did postdoctoral training at the Community Engaged Scholarship Institute at the University of Guelph. She is an Associate Professor in the Department of Political Science at Wilfrid Laurier University.

Meg Ruttan works at the intersection of climate and housing. Her family has been resisting eviction since 2017 and she has recently used her experiences to co-found the [Waterloo Region chapter of ACORN](#).

Maribel Jagorin: The Human Toll of Renovictions

Maribel Jagorin opened her talk at the town hall meeting on renovictions by introducing herself as a longtime resident of her apartment building and the new co-chair of the Acorn Tenants Union. Her central concern revolves around the new building owner, who took over in 2021 and quickly put many long-term tenants in fear of losing their homes through "renovictions." The targets of these eviction notices are often marginalised individuals—seniors, immigrants, and low-to-medium-income earners—who are already struggling to make ends meet. The building has a total of 17 units, and 12 of those units recently received a renoviction notice, known as an N13. Tenants are battling this in court, challenging the legality of these evictions.

Maribel pointed out that since the new owner took over, there's been a significant lack of maintenance. She cited a slew of examples that paint a dismal picture of the property management company. Residents are facing challenges ranging from broken washers that were never replaced to inadequate snow removal in winter months. These problems are far from superficial; they impact the daily lives and well-being of the tenants. What's worse, the management company has also been deploying scare tactics. They frequently issue N13 notices, as well as N5 notices for supposedly having extra appliances or minor storage issues, often targeting vulnerable tenants like seniors. These threats contribute to a climate of fear and uncertainty among the residents, many of whom have lived in their homes for years.

Despite these overwhelming challenges, Maribel spoke with a glimmer of hope. She highlighted that tenants have decided to band together to challenge these renovictions legally. They've enlisted the services of a paralegal and managed to get an interim order from the landlord-tenant board for a group hearing. This approach leverages their collective strength and increases their chances of a favourable outcome. Additionally, the local Social Development Center of Waterloo Region has been instrumental in guiding them through the eviction process, connecting them to supportive City Council members, and aligning them with community organizations like Acorn. Through Acorn and other local resources, tenants are educating themselves about their rights and gaining the courage to fight back. The community support has galvanized them to resist, and they are thankful for that. They are now armed not just with legal advice but also with the strength that comes from community solidarity.

Maribel's talk was a heartfelt appeal for action and awareness. She highlighted the grave challenges faced by vulnerable tenants when subjected to renovictions, neglectful management, and scare tactics. However, she also offered a beacon of hope through

collective action and community support, urging everyone to recognize the power of standing together in the face of adversity.

Renoviction Crisis: Maribel, a longtime tenant and co-chair of the Acorn Tenants Union, describes a disturbing trend of "renovictions" targeting vulnerable, long-term residents under new building ownership.

Management Neglect: Under new management, tenants face various maintenance issues and lack of upkeep, adding to their stress and insecurity.

Collective Action and Support Tenants are fighting back through legal avenues with the aid of a paralegal, and community organizations like the Social Development Center and Acorn Tenant Union provide critical support and empowerment.

Michelle Knight: Empowering Tenants Through Community & Advocacy

Michelle Knight, who works at the Social Development Centre (SDC) Waterloo Region as a peer support worker, opened up her address by emphasizing the importance of lived experience in the role she holds. A tenant herself, she knows the hardships, stress, and crises that come with facing landlord issues and eviction. This makes her a vital part of the SDC, an organization that serves marginalized communities, including indigenous and LGBTQ+ communities, which Michelle is a part of.

The SDC's primary mission is eviction prevention. They provide free services, aiming to educate tenants about their rights and responsibilities. Michelle highlighted that knowing your rights can be empowering, even when you don't necessarily win against your landlord. She mentioned Maribel, a tenant who became an advocate simply by understanding her rights. SDC services are not limited to guiding tenants through landlord-tenant board hearings but also include direct talks with landlords. What sets SDC apart is their holistic approach to tenant issues. They understand that eviction doesn't exist in a vacuum; it's often a tipping point that comes amid a host of other life challenges.

One of the most significant initiatives undertaken by the SDC recently is the creation of a new role called the Tenant Support Organizer. This role aims to unite tenants, especially those facing multi-unit evictions. Michelle notes that their data indicates a growing trend of multi-unit evictions, but many tenants are not aware that others in their community are facing similar challenges. A Tenant Support Organizer is intended to bridge this knowledge gap and foster collective action. This will be achieved by pulling together not just financial resources but also knowledge and community partnerships. Michelle proudly stated that they have close collaborations with community legal services to aid in this mission. For tenants who do not meet the criteria for free legal services, the SDC encourages pooling resources to hire a paralegal who can work in tandem with other community organizations.

SDC's limitations were also transparently acknowledged by Michelle. Despite the wide range of services they offer, they currently do not have resources for mental health support, other than peer listening. Michelle stresses that sometimes all a tenant needs is a listening ear, someone who understands what they're going through, which is where their peer support comes in. Yet, the need for more specialized mental health resources is palpable.

Looking ahead, Michelle pointed out that the SDC is a small organization with limited capacity. Operating with just two part-time peer workers for three cities, they are cautious about expanding too quickly. They have had student placements in the past, and while they are open to the idea of volunteers, they have reservations about their ability to manage a larger workforce effectively at this time.

In summary, Michelle Knight laid out the imperative work that SDC is doing, but also the limitations they face. She calls upon the community to recognize the complexities surrounding tenant issues and the dire need for collective action and support.

Community Service The Social Development Centre Waterloo Region serves marginalized communities including indigenous and LGBTQ+ communities, with a focus on eviction prevention.

Tenant Services The SDC offers free services like assistance at landlord-tenant board hearings and uses a holistic approach to help tenants advocate for themselves, especially in the case of multi-unit evictions.

Unserviced Needs While the SDC lacks mental health resources, they offer peer support, listen to tenant stories, and are looking into potential volunteer involvement to increase capacity.

Meg Ruttan: From Survival to Solidarity

Meg Rattan, formerly a climate organizer and now a co-founder of Waterloo Region Acorn, delivered a compelling commentary about collective action as a reaction to renovictions. Meg sets the stage by clarifying that their advocacy is not driven by mere passion but by a pressing need for survival. She points out that a third of the Waterloo region's residents are tenants, and with the current volatile housing market, everyone is under threat.

Meg talks about Acorn, a grassroots, non-partisan organization she co-founded to represent low to moderate-income tenants. She describes her struggle against her landlord, which has been ongoing since 2017. Her position is that she knows her rights and has community support, which are the only reasons she's still in her home. She characterizes the landlord-tenant dynamic as unfairly skewed towards landlords due to existing property laws.

Meg outlines the main focus of Acorn: to advocate for tenant issues in Waterloo region, including creating public awareness about the rights tenants do and do not have. One of their primary policy goals is to introduce a renovation bylaw which would give legal teeth to tenant protection. This bylaw would put an end to landlords evicting tenants under the guise of renovations, a tactic that increasingly sees large buildings being bought up and turned into money-making assets rather than homes.

Acorn isn't just a reactive organization; it's proactive. They're planning rallies and public gatherings to gather support for their cause. Meg emphasizes that Acorn is a union that operates in solidarity with tenants, aiming to empower them with the knowledge and collective power needed to face off against landlords and well-financed interests. She also mentions that the organization is actively fighting to increase transparency by implementing landlord licensing, so tenants know exactly whom they're dealing with.

Beyond policy advocacy, Meg brings up another crucial aspect of Acorn: community support. She acknowledges that facing eviction is a traumatic experience, and while Acorn does not offer formal mental health support, it serves as a community where people can share their stories and find allies. This kind of support system, she believes, is instrumental in not just surviving but fighting back against unfair eviction and housing policies.

Meg wraps up by stressing that Acorn is not isolated but connected to larger networks at the national and international levels, amplifying their collective power. While they primarily work with Canadian Acorn chapters, they recognize the importance of

collective action on a broader scale. They hold monthly meetings and invite everyone to join, act in solidarity, and push for long overdue policy changes.

Acorn's message is clear: change is needed, not just for the sake of tenants but for the community at large. And Meg Rattan, through her lived experience and leadership in Acorn, is helping to spearhead this necessary transformation.

- **Waterloo Region Acorn:** a grassroots organization advocating for the rights of low to moderate-income tenants in the Waterloo region, with a focus on pressing issues like renovictions.
 - **Preemptive Action** The organization is currently working on campaigns to influence local policy, including a rally to advocate for a rent eviction bylaw and landlord licensing. The event is planned for 1 p.m. outside Kitchener City Hall.
 - **Collective Solidarity** While Acorn doesn't offer formal mental health support, it serves as a community where tenants can share their experiences and stories, helping to alleviate some of the emotional trauma tied to housing issues.
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Shannon Down: Loopholes & Inadequate Protections

Shannon Down presents a compelling argument that identifies renovictions as a major problem affecting Ontario's housing market. According to her, Ontario's rent control laws create loopholes that make renovictions an attractive financial option for landlords. In the current setup, rent control applies only for the duration of a tenant's lease. After this, landlords can set whatever rental rate they choose, paving the way for them to evict long-standing tenants under the pretext of renovations. Down says that legal clinics like hers have noticed a significant uptick in renoviction applications, though concrete statistics are unavailable due to poor data collection by the Landlord Tenant Board.

She doesn't just point out the problems but also describes the human cost. Landlords are resorting to intimidation and coercion tactics to get tenants to leave. This often involves a scenario where a building's maintenance has been deliberately neglected for years, only for the landlord to suddenly decide that major renovations are needed—conveniently requiring tenants to vacate their units. While laws do require landlords to have building permits and offer some compensation, they are far from effective. Tenants are put into a tough spot because the burden of legal enforcement falls squarely on them, making it a lengthy and cumbersome process.

Moreover, Down underscores that this issue disproportionately affects older housing stock, which typically represents more affordable units. This places certain populations, like low-income families, individuals with disabilities, and seniors, in a precarious position. The waiting list for subsidized housing units is dauntingly long, leaving tenants with very few options if they are renovicted. For buildings built after 2018, the situation is less complicated as rent controls don't apply, thus landlords don't need a reason for eviction as the restrictions on rent increases don't apply. However, this leaves the older and more affordable housing options vulnerable to the cycle of renovictions.

Additionally, Down mentions the so-called tenant 'protections' that aren't protective. For example, tenants technically have the 'right' to return to their units after renovations, but this is contingent upon the landlord's good faith, which is often in short supply. In practice, most tenants sign new leases elsewhere because they can't afford to wait for the legal system to sort things out.

To mitigate this issue, Down lauds the work of tenant organizations and community advocates. She emphasizes the power of tenant organizing as an effective tool to resist landlord pressures, evident in various examples from Toronto. It's a collective effort to

hold landlords accountable and protect tenants, making community organizations indispensable.

Shannon Down paints a bleak but urgent picture of the Ontario housing crisis, calling for legal reforms to fix these loopholes and more robust community engagement to empower tenants. Her message is clear: Ontario's laws enable landlords to abuse the system, and comprehensive changes are needed to protect the most vulnerable in society.

- **A rise in renovictions** can be attributed to loopholes in Ontario's rent control laws, allowing landlords to increase rents once a tenant leaves.
 - A **lack of data** exists on the extent of renovictions, but legal clinics are seeing an anecdotal increase, often involving coercion and intimidation by landlords.
 - **Inadequate Tenant protections** are slow to enforce, leading to a housing crisis especially affecting older and more affordable housing stock, as well as vulnerable populations.
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Laura Pin: Rights vs Rights

Dr Laura Pin captured the collective frustration many feel about the prevalence of renovictions. The root of the problem, according to her, lies in the uneasy coexistence of property rights and the universal human right to housing. This tension is exacerbated by policies like "vacancy decontrol," a legacy from the Mike Harris era in the '90s. This policy allows landlords to reset the rent at market prices for vacant units, which results in a perverse incentive to evict current tenants, especially in rent-controlled units.

The most troubling aspect of the current system is the undue burden it places on tenants to enforce their rights. Not only do landlords often employ extra-legal tactics to force tenants out, but the tenants themselves often lack adequate information or resources to fight back. This is compounded for marginalized communities, who may be juggling multiple forms of oppression alongside the looming threat of eviction.

Pin doesn't merely identify problems; she offers potential solutions. She highlighted the value of landlord registries as a tool to better understand the rental market and as a possible precursor to ending vacancy decontrol. She also spoke about rent banks, which have been implemented in other Canadian provinces. These rent banks can function as financial lifelines for at-risk tenants and serve as a hub to connect them to additional resources like legal clinics. However, she was realistic about the current Ontario provincial government's lack of appetite for expanding social programs and encouraged social and political advocacy as a necessary avenue for change.

A critical piece of advice that Dr Pin had for tenants was to never vacate their housing unit simply based on receiving a form like an N13 from their landlords. In her view, this misunderstanding causes unnecessary loss of housing and only a sheriff has the legal authority to enforce an eviction. She urged tenants to stay put and seek proper legal advice unless they see a sheriff at their door.

While she gave a nod to some municipal efforts in battling renovictions, such as Toronto's anti-renoviction bylaw, Pin was clear: the issue is fundamentally a provincial problem. She pointed to significant gaps in tenant protection and rent regulation that still exist, despite some cities taking proactive steps. Pin closed her talk by mentioning the 2018 exclusion, which allows for limitless rent increases on units occupied after that year, as an example of the type of policy loopholes that need to be addressed urgently.

Dr Pin's compelling contribution to the town hall serves as a wake-up call and provides a comprehensive overview of the challenges and potential solutions surrounding the issue of renovictions. The blend of frustration, information, and calls to action in her discourse brings a sense of urgency that should not be ignored.

- There is a tension between property rights and the human right to housing, identifying the issue as exacerbated by policies like "vacancy decontrol" that incentivize rent evictions.
 - The burden currently falls on tenants to enforce their rights, and landlords often use extra-legal tactics to pressure tenants into leaving.
 - Landlord registries and rent banks are potential solutions, although real rent control is essential to halting the renoviction crisis.
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Brian Doucet: Re-Balancing the Scale

Dr Brian Doucet presented a robust argument in favour of proactive municipal involvement in preventing unfair renovictions. Doucet shared that cities can, and should, mandate a comprehensive agreement between landlords and tenants before issuing building permits. He noted that cities can make the issuing of building permits conditional upon an agreed-upon plan between landlords and tenants for what will happen during renovations. Cities can put the onus on landlords to justify why a tenant needs to leave for renovations to take place.

Drawing upon examples from British Columbia, Doucet presented the cases of New Westminster and Burnaby, where local councils have successfully put measures into action. In New Westminster, the bylaw was designed not only to set out the specific responsibilities of landlords during renovation activities but also to protect specific types of housing that represented an essential supply of affordable rentals. In Burnaby, the tenant assistance policy was even more detailed, compelling landlords to assist in finding temporary accommodations and even covering moving costs. These measures placed the responsibility squarely on the landlords, in stark contrast to the situation in Ontario, where the onus falls unfairly on the tenant.

Doucet debunked the common argument that strict regulations and rent controls could deter property development or discourage landlords from renting out their properties. Drawing from the vibrant construction landscape in cities like Burnaby, he asserted that strong tenant protection laws have not halted or even slowed down the development. He ridiculed the idea that regulations would lead landlords to abandon their rental properties as "absolute nonsense."

The issue of renovictions is particularly pertinent in Ontario, where Doucet indicated the current laws are heavily tilted in favour of landlords. In cities like New Westminster and Burnaby, however, they have managed to effectively "pull the curtain back," exposing the tactic of renovictions for what it often is: a ploy to evict current tenants and bring in new ones who can pay more. Doucet called for Ontario to adopt similar policies, emphasizing that good governance can facilitate a balanced relationship between development and tenant protection.

He concluded by focusing on the importance of personal stories and community experiences as compelling evidence for the existence of a significant renoviction issue. Doucet argued that while data might be sparse, the collective narrative of individuals being unfairly displaced tells its own compelling story. Therefore, public pressure is critical in pushing for change.

The takeaway is that renovictions are not just isolated incidents but part of a larger, worrying pattern. Through the effective use of bylaws and public engagement, cities can enact meaningful changes to protect tenants while still allowing for the development and growth that benefits everyone.

- Cities have the power to enforce strict rules on building permits, requiring landlords and tenants to agree on renovation plans before issuing a permit.
 - Canadian cities like New Westminster and Burnaby in British Columbia have effectively implemented anti-renoviction bylaws that not only protect tenants but also put the onus on landlords.
 - Current Ontario policies, place responsibility unfairly on the tenant. The adoption of stronger laws similar to those in British Columbia would shift the balance of power back towards tenants.
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Panel Discussion

Following the presentations from each panellist, Rob led an informal conversation to dig deeper into some of the points that they made, and to engage with some audience members through questions and discussion. Here are some of the highlights...

Sean Campbell spoke on behalf of Union Cooperative, an organization focused on providing affordable housing by purchasing affordable-rent apartment buildings. They aim to preserve these properties for long-term community ownership and to keep rents affordable, targeting individuals who earn between a minimum and living wage. Campbell highlighted the organization's first successful acquisition, a building with 58 two-bedroom apartments. They've managed to maintain affordable rents, with no evictions or above-guideline rent increases since taking over.

He emphasized the collaborative efforts with other local charities to assist people who face difficulties in securing housing. While Union Cooperative has been able to raise \$16.5 million privately for their first property, Campbell stressed the importance of government support for scaling these initiatives. He cited the absence of government-backed acquisition funds like those in BC and mentioned ongoing discussions with local authorities to explore options for expanding their reach. Campbell also indicated that the cooperative is actively working to acquire more properties, and is open to stepping in on rent eviction cases. Overall, Campbell portrays Union Cooperative as a crucial community tool for maintaining affordable housing, but one that requires more governmental backing to realize its full potential.

Drs Laura Pin and Brian Doucet, responding to a question from Acer Bonaparte, talked about vacancy decontrol. They discussed the financial incentives that landlords have for evicting long-standing tenants, especially in the context of rent control policies. The focus is on provincial policies aimed at removing these financial incentives. For example, some policies force landlords to allow tenants to return at their original rent after renovations. This is to discourage evictions under the guise of property improvements. They also compare Ontario to systems like those in Prince Edward Island and Manitoba, where rent control is tied to the unit rather than the tenant. This prevents landlords from hiking rents for new tenants, thus discouraging evictions for financial gain. The lack of such mechanisms in places like Ontario is seen as a loophole that allows for faster-rising rents and gives landlords greater financial incentives for eviction.

Rob Deutschmann and Brian Doucet discussed the construction of non-market or publicly-owned housing, prompted by a question from Andrew Reeves. They discussed various initiatives for affordable housing, including Habitat for Humanity's recent plans

and regional projects, some funded federally. They advocate for a multi-faceted approach, proposing a mix of social housing, rent-regulated, and owner-occupied units. They stress that public land should remain in public ownership and be used strategically to maintain affordability over the long term. They point to Whistler, British Columbia, as an example where housing costs are tied to average incomes rather than market rates, ensuring continuous affordability. They emphasize that the federal and provincial governments should play a more substantial role, as they have more resources compared to cities, which currently bear most of the responsibility for affordable housing. Public land can be a key asset in achieving these goals if managed wisely.

Sean Campbell added to the discussion about non-market strategies by describing a collaborative housing initiative involving Habitat for Humanity, Union Cooperative, local rental agencies, and developers. The focus is on revitalizing the social sector's ability to build housing, an expertise lost since the '80s and '90s. Public land would be transferred to Habitat for Humanity, who would oversee the construction of 4 to 6-story apartments with a mix of 1 to 3 bedrooms. 70% of these would be available for half-price ownership, while the remaining 30% would be managed by local affordable housing rental agencies. Habitat would hold a permanent easement over the owned units to ensure they remain owner-occupied and can't be used for investment or flipping. This would also guarantee that the properties remain affordable in the long term, aligning with Habitat's existing model but at a larger scale. Although not fully public, the approach leans on Habitat's status as a registered charity and its long-standing reputation for community housing. The goal is long-term affordability for 7 to 10,000 homes.

Shannon Down raises serious concerns about the Landlord Tenant Board, particularly noting a lack of justice for tenants. She highlights several issues:

1. **Imbalance in Processing Speed:** Tenant applications often face lengthy delays, while landlord eviction applications are fast-tracked.
2. **Lack of Legal Support:** The move to 100% virtual hearings has impeded the availability of duty counsel services for tenants, making it hard for them to consult with lawyers before hearings.
3. **Technological Inequality:** The virtual setting disproportionately impacts low-income and marginalized communities, who may lack reliable internet access.
4. **Questionable Prioritization:** The board seems to prioritize cases that improve their statistics, often sidelining older applications in favour of newer ones, further delaying justice.
5. **Complexity:** Virtual hearings require legal aid to be "in 20 places at once," leading to people getting missed and adding to the systemic imbalance.

Down paints a bleak picture of a board that is tilted in favour of landlords, marred by inefficiency, and compounded by a technological divide. She calls for a reevaluation of these problematic aspects to ensure fair representation and justice for tenants.

The Comment Section

Much like past town hall events, the chat was filled with vibrant discussions and exchanges between the panellists and the audience. A lot of attendees expressed appreciation for the insights shared by the panellists and supported each other's calls for action. Below are some notable comments...

"We need SO many volunteers, email us at kw@acorncanada.org... We also do direct outreach in the community, and we pressure council and government and landlords to do right... ACORN has paired up with Vivre en Ville from Quebec to create a rental registry in Ontario! You can anonymously add your current and past rents, and we hope Landlord Licensing would work like Toronto's Restaurant Licensing wherein you can publicly see your landlords history (rentalregistry.ca)"

Acer Bonaparte, ACORN Organizer

"Shining a light mattered a lot. But also not simply leaving and not being intimidated. [The landlord] is only really able to get rid of us now (maybe) because he got a rezone from the city of Kitchener... whatever we can do to take the pressure off of tenants is hugely helpful. The stress and work that resisting eviction cause is immense for people. That's another reason we've started a union here."

Meg Ruttan

"I'm in a 4plex and my landlord has turned 2 of them into Airbnbs. trying to get me and the senior who lives upstairs out"

Jen S.

"I have been an immigrant here for 18 years, citizen since 2009. I find any interactions with government services to range from highly toxic to traumatizing, which mental healthcare here only bothers to address for 8 hours, regardless of the situation or severity."

मानस Mānas

"So we need community owned short term rentals for people to move to if they get a notice so they can move back - coupled with legal support to enforce those rights!"

Sean Campbell

“Here's a list of resources with information on different evictions and how you can fight them (including lists of requirements for evictions to be valid):

- <https://acorncanada.org/resources/tenant-rights-in-ontario/>”

Vonica, ACORN organizer

“What I like about the Toronto bylaw is it takes some pressure off tenants in that it requires municipal monitoring of tenant unit renovations...Ontario Ombudsman report on how the LTB is failing.”

- www.toronto.ca/legdocs/mmis/2022/ph/bgrd/backgroundfile-227761.pdf
- <https://s3.documentcloud.org/documents/23797963/ombudsman-ontario-administrative-justice-delayed-may-2023-report-accessible.pdf>

Laura Pin

“I can relate perfectly with Laura in terms of the law being at crossroads with the reality on ground. I came to Canada with my family a month ago, and I couldn't get any accommodation because landlords were asking for 6 months rent even when they know that this is completely against the law... On the economic side, rent control should encourage more housing, affordable housing, and not the other way round. Weak enforcement, again, should be blamed.”

Gerald

We've just finished a big report on 'Thinking Beyond the Market.' In it, we look at a variety of solutions that are already making a difference across Canada, including anti-renoviction bylaws and rent control. You can read the report here:

- uwaterloo.ca/hamilton-neighbourhood-change-research/

Brian Doucet

Recordings of this, and previous, town halls are available on the website, and there will be more to come. Connect with us online to find out more about future events in this series:

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