



March 9, 2026

**RE:** MTH Bylaw Review

To: Councillor Kandavel

CC: Mayor Chow, Councillor Ainslie, Christopher Ellis

Dear Councillor Kandavel,

As a core participant in the Scarborough SW Multi Tenant Housing (MTH )Task Force, I wanted to follow up with a summary of some of the items discussed during the March 5, 2026 MTH Community Town Hall on what we understood and to set some dates for next steps.

I also welcome your input, comments, additions, and corrections so that we can together take this summary to build next steps. We want to work with you to help bring the right changes to our neighbourhood.

**SUMMARY:**

The new MTH bylaw is able to enforce standards when and only when they become licenced. The community is supportive of safe MTHs and therefore the current MTH bylaw. However, because the definition of MTHs is restricted to 4 or more rooms and shared spaces, the majority of multi tennanted houses can NOT be licensed.

**While we have a high concentration of rooming houses there have been  
ZERO applications for licensing in Scarborough SW.**

**What this means is that:**

The bylaw that was introduced in March of 2024 to date in its current form has had **no impact** and does not address the problematic tenancies of investor owned properties in SSW and all of Scarborough and it is now time to take a different path.

- We need meaningful change whether to amend the current MTH definition or introduce a new regulatory framework to capture investment properties which do not meet the MTH definition.
- **How do we address this big gap?** One solution put forward last night is for the City of Toronto to follow the example set by the cities of Mississauga and Brampton to require a license of anyone renting out their home. We ask you and your team to please conduct some research and analysis on the option of licensing all rentals.

For the bigger picture, **BLOCKBUSTING is a reality:**

- We have reported to City Teams for years the rampant trend of developers purchasing homes, renting them out to a large number of individuals in a neighborhood zoned single family, for the apparent reason to maximize profits while waiting for approvals to build luxury infill homes.
- As far back as 2021 the Association raised serious concerns with both the implementation process and the City's ability to properly enforce these houses during the City-Wide Framework for Multi-Tenant (Rooming) Houses Presentation. We later wrote the Mayor Tory back in 2021 about the disruptive and serious problem of Pop up TEMPORARY Illegal MTHs [https://cliffcrestscarboroughvillagesw.ca/data/documents/Re - Upcoming-October-1-2021-Council-Review-of-CITY-WIDE-FRAMEWORK-FOR-MULTI-TENANT-HOUSES.pdf](https://cliffcrestscarboroughvillagesw.ca/data/documents/Re_-_Upcoming-October-1-2021-Council-Review-of-CITY-WIDE-FRAMEWORK-FOR-MULTI-TENANT-HOUSES.pdf)

- The current COA data captured in the chart below, just a small part of all development, supports this real and organized **targeted take over** that is disrupting our neighbourhoods and continues to get worse. It does not include building permits with no variances, including demolition and infill, vacant homes.
- Chris Ellis, Manager Multi-Tenant Houses Rental Standards Services Municipal Licensing & Standards, confirmed at the meeting that Ward 20 has the most 311 complaints regarding rooming houses in all the city. **Can we see full city data on this for comparison?**
- I disagree with the comments that rooming houses are not noticeable from the outside. They ARE OBVIOUS, and can be identified by multiple cars in the driveway and on the front lawns, refuse on the property and unkempt lots. and only someone who has not visited our area would make such an insulting comment.
- I share with you a recent comment made by a life long local resident that echos what many residents are saying,
 

**“These houses enable crooks to launder money, make tax free income, exploit vulnerable people, and support criminal activities including suspected human trafficking. There have been multiple fires, and at least 2 deaths. The City needs to listen to the Community and address our concerns.”**

**Will the City listen to the Community and address the concerns we have been raising for years?** We want to make Toronto's neighbourhoods affordable and livable and free of illegal rooming houses and unscrupulous investors.

**Broader reforms are needed ASAP**, starting with fixing or supplementing the MTH bylaw, and increase in enforcement resources for Scarborough SW (changes aimed at improving the bylaw), changes to definitions, and requests for new enforcement authorities.

We have been working with City Teams since the implementation of the new bylaw in 2024. The following, Letter of a Concerned Resident, captured in our April 2025 CSVSWRA Newsletter, summarizes our experience leading up to the recent MTH Community Town Hall. <https://cliffcrestscarboroughvillagesw.ca/data/documents/May-2025-LETTER-OF-A-CONCERNED-RESIDENT-2.pdf> What we have learned is that we can not rely of city staff/agencies to substantiate our valid concerns, they have been given specific enforcement mandates and they cannot deviate from their mandates. **This change must come from the Councillors and the Mayor's office.**

- There needs to be a full report on the full scope of this problem and issue that bring recommendations must be brought to the City Council that will help to close this loophole that exists so that teams can effectively combat abusive landlords and the negative effects of predatory rooming houses on neighbourhoods.
- See changes adopted by Brampton and Mississauga and Peel Region to address illegal rooming houses for lessons learned. They are miles ahead of Toronto on the issue at hand and have implemented realistic and practical frameworks to regulate tenanted properties. I think it is time for us to take a look at the initiatives below and what other municipalities and region have done to date.
- In Mississauga, <https://www.mississauga.ca/services-and-programs/building-and-renovating/registering-a-second-unit/>
- In Peel, <https://peelregion.ca/services/second-unit-renovations#eligibility>

Please confirm receipt of this email and we look forward to learning your response and information about next steps and date for the next SW MTH Task Force meeting.

Sincerely,  
 Marina Tadenc  
 Director, on behalf of the Board of Directors  
 Cliffcrest Scarborough Village SW Residents Association (CSVSWRA)

COA data up to 2025:

Summary of Committee of Adjustment (CoA) Decisions - 2017 to 2025										
Ward	Year									Grand Total
	2017	2018	2019	2020	2021	2022	2023	2024	2025	
<b>Scarborough Centre</b>	<b>47</b>	<b>52</b>	<b>55</b>	<b>44</b>	<b>59</b>	<b>35</b>	<b>46</b>	<b>33</b>	<b>56</b>	<b>427</b>
Approved	43	51	53	42	58	32	45	33	55	412
Refused	4	1	2	2	1	3	1		1	15
<b>Scarborough North</b>	<b>28</b>	<b>33</b>	<b>24</b>	<b>24</b>	<b>25</b>	<b>14</b>	<b>24</b>	<b>9</b>	<b>22</b>	<b>203</b>
Approved	26	22	24	16	25	13	22	9	21	178
Refused	2	11		8		1	2		1	25
<b>Scarborough Southwest</b>	<b>279</b>	<b>284</b>	<b>169</b>	<b>146</b>	<b>203</b>	<b>186</b>	<b>119</b>	<b>85</b>	<b>134</b>	<b>1605</b>
Approved	253	252	161	131	190	179	114	81	127	1488
Refused	26	32	8	15	13	7	5	4	7	117
<b>Scarborough-Agincourt</b>	<b>30</b>	<b>33</b>	<b>25</b>	<b>11</b>	<b>21</b>	<b>27</b>	<b>24</b>	<b>14</b>	<b>29</b>	<b>214</b>
Approved	25	28	22	10	20	24	24	14	29	196
Refused	5	5	3	1	1	3				18
<b>Scarborough-Guildwood</b>	<b>37</b>	<b>33</b>	<b>27</b>	<b>21</b>	<b>26</b>	<b>31</b>	<b>27</b>	<b>18</b>	<b>33</b>	<b>253</b>
Approved	34	30	24	16	24	29	27	18	30	232
Refused	3	3	3	5	2	2			3	21
<b>Scarborough-Rouge Park</b>	<b>67</b>	<b>73</b>	<b>47</b>	<b>44</b>	<b>53</b>	<b>46</b>	<b>50</b>	<b>24</b>	<b>42</b>	<b>446</b>
Approved	65	73	47	42	47	44	42	24	34	418
Refused	2			2	6	2	8		8	28
<b>Grand Total</b>	<b>488</b>	<b>508</b>	<b>347</b>	<b>290</b>	<b>387</b>	<b>339</b>	<b>290</b>	<b>183</b>	<b>316</b>	<b>3148</b>