



"LETTER OF A CONCERNED RESIDENT"

**Sent to Christopher Ellis Manager, Multi-Tenant Houses
Rental Standards Services, Municipal Licensing & Standards,**

with the Mayor Chow and all Toronto Councillors + other City Teams on copy following an email chain where several residents were raising concerns about disruptive "suspected" MTH in our neighbourhoods.

Chris,

From what I understand as of March 31, 2024, all multi-tenant (rooming) house operators require a licence and that your team is responsible for bringing them to compliance so that the City can have regulatory oversight **to protect the safety of tenants and respond to neighbourhood concerns.**

At the October 17, 2024 Community Town Hall at the Scarborough Village Community Centre you confirmed that there had been zero MTH application received for Ward 20 and that from March 2024 to March 2025 your staff would be working with unlicensed MTH operators to bring them into the licensing framework.

If you recall, this was well attended Community Town Hall and that the [Presentation](#) was targeted at MTH operators with an overview of the new regulatory framework, but there were **no MTH operators in attendance** wanting to learn how to bring their rentals to compliance. Instead, **the room was filled with very concerned residents** who shared heartbreaking and distressing stories of the exploitation of tenants and intimidation of neighbours along with the challenges of the monitoring, enforcement and complaint processes that has been failing them for years. **Chris you were there, please share with your colleagues what you heard first hand.**

You walked away from this meeting with a list of more than 90 suspected rooming houses. Today, you confirm again, that Ward 20 Scarborough Southwest there are **zero** properties that have a MTH licence. **These numbers point to a bylaw that is not working.** Your team has been established since March 2024 to bring MTH into compliance, I am curious to learn and can you please share what the recommendations your team have identified so far for Scarborough SW?

- I don't believe I read a reply to the following question that was asked previously by other residents,
 - o "Do you think there is room to re-visit the MTH bylaw and redefine the definition of a MTH so that it captures the realities of the investors who fill their housing inventories with multiple tenants but do not meet the current definition of a MTH?"
 - o This might help shed some light on another previous question that was asked "Would you please be kind enough to explain why **203 Oakridge** with 7 bedrooms and occupied by at least 12 young males (students) at any time, did not qualify and fall under the current definition of a MTH. Our community is absolutely perplexed as to why your MTH bylaw officer/s did not deem this investor owned and owner absent property to be an unlicensed MTH, as currently defined."
- As previously stated by another concerned resident, check your 311 stats and you will discover many reports over **8 years** where the City has allowed and continues to allow **203 Oakridge** to operate as a rooming house, **just one of many others.**

The community has been sharing close up real experiences. The many and various emails that I have been copied on in this email chain reveal a concerning and real trend that has been going on for years and continues to get worse. **You have read that our neighbours are leaving the area, this is a significant step don't you think?** They are leaving because there is a real problem that is not being addressed and there appears to be no hope that things will get better.

Chris, you need to leverage the tools you have in place, get your director on site, show the community you are trying. There is always more that can be done, you need to sound the alarm with recommendations that ask for **new enforceable rules.**

As a community, we have to raise alarm bells and awareness to protect our neighbours but **residents SHOULD NOT need to police neighbourhoods to the degree that is being experienced.**

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 monster homes. (In a previous email you mentioned the "tenants" of **203 Oakridge**, if each of the 12 "tenants" pays \$800 per room, that is \$9600 monthly and \$115,200 yearly.)

Looking down the road... with no real enforcement in place to address what currently exists, what will happen when these same players apply to build what the EHON initiatives pushed through by the City? If you put a multiplex where before there was a single-family home, the math is easy, 6x the units, 6x the profits, 6x...

Checkpoints in place are NOT working. More and more residents are saying they have had enough and want to sell and leave. Who will buy this home? An investor.

It seems Toronto history is repeating when back in the 70's during John Sewells days "Block busting" was the trend for breaking down neighbourhoods. I believe John Sewell took necessary action. Today the same is happening with the resulting illegal rooming houses that your team has failed to bring to compliance to the current bylaws and standards of a legal rooming house. As a result of your team's inability to take the appropriate action the community and tenants are faced with living with these unscrupulous disruptive actors.

Chris, we are calling for a reform to City standards and bylaws, for the City to start taking the necessary action to clean up our streets and to protect tenants and the community. If you can not convert these illegal rooming houses they should be shut down.

Councillors, City Teams make the recommendations but you are responsible for the approvals, it's time to get the right standards and bylaws in place **"to protect the safety of tenants and respond to neighbourhood concerns."**

I look forward to your reply,
Marina
Concerned Resident

Watch this thought provoking Video... "Anytime a Developer walked in they said yes" Sound familiar? "BLOCK BUSTING" ... sounds familiar? "Tearing down great neighbourhoods and building tall buildings" ... sound familiar?

Watch this interview and learn what they did!

https://johnsewell.ca/recent-articles/?fbclid=IwZXh0bgNhZW0CMTEAAR2JCaGoUONw8ySu8CdULX8gPnRq1aifY_SDq87FVojaQ4rsjxoq96hL89U_aem_K8q17JXitu-9KV8BtybYkA

Concerns have been raised for years with the City,

https://cliffcrestscarboroughvillagesw.ca/data/documents/Re_-Upcoming-October-1-2021-Council-Review-of-CITY-WIDE-FRAMEWORK-FOR-MULTI-TENANT-HOUSES.pdf