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London
CANADA

December 12, 2023

Dear Colleagues,

As you are all aware particularly with regard to the situation with the Webster St. apartments in Ward 3 earlier this year which gained considerable media attention, but not limited to that location, the issue of renovictions and its' impact on our community is a serious one. More often than not it is not the large purpose built rentals, but conversion rentals and location with only a small number of units being impacted. But the cumulative impact is a reduction in affordable housing in our community.

At the same time, the Residential Tenancies Act and the Landlord Tenant Board dispute mechanism are wholly the jurisdiction of the Provincial Government and not within the scope of the Municipal Government to address. In fact, we believe it is critical to underscore the importance of a consistent application of tenant and landlord rights across the province, as a municipality by municipality approach only creates further instability and uncertainty in regard to what protections apply where.

However, we do believe that the municipality, through our municipal licensing and by-law tools, may have some options to implement some procedural measures to extend additional fairness to ensure existing provincial processes such as N12 and N13 notice issuances and municipal process such as issuing of Residential Rental Unit Licensing, building permits and inspections, and other tools are properly aligned. To that end, we are seeking your support for the following motion:

Civic Administration BE DIRECTED to report back to the Community and Protective Services Committee with recommendations on a spectrum of municipal options to limit or prevent renovictions, including but not limited to amendments to or new municipal by-laws, policies and programs by the end of Q3 of 2024.

We recognize that some municipalities are experimenting with a number of approaches, none of which are fully implemented or tested yet. We believe it is important to give staff an opportunity to review all options before reporting to Council.

Sincerely,

Shawn Lewis
Deputy Mayor
Councillor, Ward 2

Peter Cuddy
Councillor, Ward 3

Josh Morgan
Mayor