

LIFE SPIN

LOW-INCOME FAMILY EMPOWERMENT

SOLE-SUPPORT PARENTS INFORMATION NETWORK

January 7, 2024

Community & Protective Services Committee
Attention: Councillor Elizabeth Pelozo, Chair
300 Dufferin Avenue
London ON N6B 1Z2

Dear Councillor Pelozo and members of the Committee

In regard to the motion proposed on December 12, 2023, concerning potential policy changes that could reduce renovations in London, we deeply appreciate the work of Shawn Lewis, Peter Cuddy, and Josh Morgan in bringing this matter forward for a more systemic approach to an issue impacting low-income families across our city.

As we are all aware, there are fewer affordable housing units available as the result of other ongoing pressures within London. We are aware that private investors are purchasing affordable housing units, renovating them, and then requesting higher rents. We are seeing a number of affordable rental complexes being bought by companies who then seek to displace the tenants residing there. Coupled with vacant units being held by developers and holding companies, these practices lower the availability of affordable housing and drive the market rents higher.

Only by addressing these issues systemically, and developing a multi-layered approach to address the spiralling effect of the housing market and lack of enforcement capacity, can we improve and make deep and sustainable changes to the housing landscape of London.

We support the friendly amendments to the proposed motion, suggested by Councillor Trosow, to include:

- (1) specifying the content of a new by-law to require landlords serving N12 (renovation) or or N13 (owner occupancy) eviction notices to provide a copy of such notices with the city;
- (2) identifying additional measures to promote compliance with applicable building standard by-laws including proactive enforcement, improved procedures for responding to property standard complaints, and conducting general education about property standard requirements; and
- (3) amending section 3.1 of the rental unit licensing by-law to raise the threshold for exemptions for apartment buildings;

These additions to the motion support an anti-displacement strategy that will help forestall further displacement of tenants, while our community can continue to work together to design an affordable housing strategy.

Sincerely



Jacqueline Thompson
Executive Director

cc H. McAlister, J. Pribil, S. Trosow, D. Ferreira