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Sent: Friday, July 12, 2024 11:34 AM

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Subject: [EXTERNAL] Expenses to consider at public participation meeting regarding renovations bylaw

Good morning,

We know one of the bones of contention when passing this bylaw will be the expenses to the city to employ more inspectors and enforcement officers, as well as city staff to process the licenses. Yes there will be expenses to the taxpayer, but whether you realize it or not the taxpayers are already paying probably more than it would cost to implement this that what the city and province are paying now. Below I will list the reasons why.

Police

- On May 12th 2023, 6 cruisers were called to the property unnecessarily to intimidate tenants
- May 31st 2 cruisers were parked on Webster Street for 4 hours again because management called solely to intimidate tenants.
- March of 2024 4 cruisers were in front of [REDACTED] Webster Street for 2 hours because [REDACTED] [REDACTED] who only comes to the property to intimidate tenants wanted the police to charge us for meeting in the lobby (common area), to discuss N13's.

Ambulance

- We have ambulances at the building on nearly a daily basis because our mental health and physical health have deteriorated since these renovations illegally began. All the things that we are being exposed to that are airborne, and the stress of the N13's.

Politicians

- we have had to have various levels of government visit the property located at [REDACTED] and [REDACTED] Webster street to bring attention to this urgent matter. Unfortunately we are having to waste your valuable time even getting this bylaw in place because of this corrupt landlord. You have had to devote time with contacting other municipalities to assist with this situation. You have had to devote time, and money into research, legal services, and communicating regarding the draft of this bylaw.

Medication

- For the bulk of tenants medications are paid for by the government. Due to the decrease in our mental and physical health, most of us have had our medications doubled, or have had new medications prescribed, which if on Ontario Works the city pays for, or if on ODSP the province pays for.

Fire prevention

- Fire prevention attended the property at least 10 times in 15 months due to the landlords violations of the Ontario Fire Code and putting our lives at risk.

Fire department

- 20-25 times in 15 months with 6 fire trucks in attendance each time, because the landlord intentionally tampered with the telecommunications systems in the building resulting in a loss of communication with the central monitoring station.

Bylaw enforcement

- repeatedly because management interfered with vital services such as water, hydro, and heat

Property standards

- repeatedly and on an ongoing basis because they are doing renovations that they do not have permits for, they refuse to fulfill repair request for the tenants, so we need to get orders from the city, which they don't comply with anyways.

- they refuse to upkeep the property and have it be safe, accessible and disease free, including mold.

- tenants have had to contact property standards on multiple occasions due to a severe cockroach infestation throughout the building that management is aware of, but simply refused to get pest control in.

TSSA

- there have been times when the elevators have not been licensed, or they have not been operational, or have functioned in an unsafe manner. Again we have to resort to calling the TSSA in as management refuses to resolve the issues.

Hospital/Urgent Care/ Doctors

- Same reason as ambulances

Electrical Safety Authority

- Webster Apts Inc is doing electrical work without a permit, hiring people who are not qualified to work on electrical systems. They leave wires hanging for weeks on end in units that they are illegally renovating, which would constitute a fire hazard, and put lives at risk. We are now on the 7th set of construction workers and 3rd set of superintendants, we currently don't have a superintendant, approximately 4th set of plumbers, 6th set of electricians because Webster Apts Inc has not been paying them. Jobs are being left unfinished, or completed below standards or in violation of the building and electrical code. Because of this our lives are at risk.

Health cards

- We are using our health cards like candy due to our physical and mental health deteriorating.

CMHA/Paramed

- Daily due to the above reasons

Legal Aid Ontario

- A few tenants have been able to access it for SUMMARY advice, not actual representation but many of us have been denied due to the backlog created by N13's, N4's and N5's, and cuts to government funding.

LONDON HOUSING

- Because of the N13's and tenants being fearful because nothing is being done until this point to protect us, they are now being put on the priority list and moving into London Housing. They never would have considered or used London Housing if it was not for Webster Apts Inc.

Food bank

Many tenants of [REDACTED] and [REDACTED] Webster Street are using the Food Bank because they got coerced into new leases where they are paying \$600 a month more for rent, plus hydro. Again, they would not have to resort to this if it wasn't for the fact that WEBSTER APTS INC. has been allowed to run around amok.

Lifespins

Tenants are now having to use this resource to get food, legal advice, clothes, and research relating to maintaining their mental health and having a home.

Landlord and tenant board

Tenants are needing to get fee waivers so that they can file against this landlord violating their rights, taking away amenities, failing to fulfil their maintenance obligations, trying to implement illegal charges or fight evictions that the landlord has been successful in getting.

In summary, due to the crisis at [REDACTED] and [REDACTED] Webster Street that started April 1st of 2023 when Webster Apts Inc took ownership, all of the above expenses and resources have been needed by tenants to access in order to save their homes and keep their sanity. Prior to Webster APTS INC under the previous ownership we did not need to use any of these resources which are resulting in all these costs to the municipal, provincial, and federal government. We feel bad using these resources given the current crisis of shelters and affordable housing, but we have no choice in order to prevent approximately 124 families ending up on the street. We just want to live our lives in peace as we had done, for some almost 30 years, at this location prior to Webster Apts Inc coming in to destroy our lives. Using all of these resources has already cost the taxpayers way more than the estimated \$581,000 that implementing this bylaw will cost them. People need to consider that fact alone when deciding if this bylaw should be implemented or not.

Thank you in advance for your attention to this, and we would appreciate any feedback, or resources that you could make available to us, including legal resources, as many of us will be on the streets within the next 2 months if we are not able to stop this.

Michele and Tyler Jollymore on behalf of Webster Apartments Tenants Association