

From: KEITH E RISLER

Sent: Sunday, July 14, 2024 6:08 PM

To: CPSC <cpsc@london.ca>

Cc: Ferreira, David <dferreira@london.ca>; McAlister, Hadleigh <hmcaster@london.ca>; Pribil, Jerry <jpribil@london.ca>; Trosow, Sam <strosow@london.ca>; Pelosa, Elizabeth <epelosa@london.ca>; london@acorncanada.org

Subject: [EXTERNAL] Re: Proposed Renoviction By-Law Cost-Compensation Amount

EMAIL TO:

Community And Protective Services Committee

CPSC Chair and Committee Members Councillors D. Ferreira (Chair), H. McAlister, J.

Pribil, S. Trosow, E. Pelosa

City of London

City Hall

London, ON

FROM: KEITH E RISLER

London, ON

Dear CPSC Chair and Committee Members Councillors D. Ferreira (Chair), H. McAlister, J. Pribil, S. Trosow, E. Pelosa:

Re: Proposed Renoviction By-Law Cost-Compensation Amount

I have followed the proposed City of London anti-renoviction bylaw and note it is flawed. I would ask that if it is not too late that this communication be placed on the Agenda for your July 15 "PUBLIC PARTICIPATION MEETING" of the Community and Protective Services Committee

The London anti-renoviction proposal does not require landlords to cost-compensate tenants if they turf a tenant for renovations legally or otherwise.

Although retired for more than a year, I ran a mediation/dispute resolution program for a national arts association for a number of years and obtained a mediator certification. Thus I am aware that it's customary in mediation and arbitration when asking what a standard should be to look to prevailing precedents. There is precedent here.

I have an insurance policy that provides for cost-compensation payment in the event that my apartment has to be temporarily vacated due to an insured risk, for example. What does my insurer pay in such a case? **For a very small, basement 2-bedroom apartment in Old South, with small bedrooms built to 19th-century dimensions (very small): \$36,000;** so far as I know the amount has never been adjusted since the astronomical rent-run up that has taken place in the last few years.

I worked in journalism for many years and had the benefit of a solid specialized education in law, as well as continued access to legal advice, which many tenants do not. While I have successfully dealt with numerous legal issues over the years, the current landlord-tenant legal imbalance is beyond a Wild West experience. Generally, landlord representations as to the actual law are not good starting points for tenants. Absent regulation with teeth, the average person will be victimized. Your by-law needs to specify a meaningful detailed kit with a full run-down on the actual landlord-tenant law which few landlords offer their tenants, in my experience.

Council must require unconditionally that landlords properly pay renovation-displaced tenants—without determination for the payment requirement as to whether the eviction itself was legal. That is because many tenants do not have the courage or the money to obtain legal advice, and when they do they are too afraid to mount a fight.

As is known in common negotiations where one party greatly overpowers the other, outcomes are often weighted much in favor of the empowered party. Only unconditional compensation assures fair outcomes and evens the economic balance as well.

Thank you for taking time to read my letter.

Note: My apartment building at [REDACTED], N6C 1K2 London is in the process of being put up for sale. The realtor has stated that the question of whether we tenants need to leave is a few months away from our concern. [REDACTED] has 5 apartments.

KEITH E RISLER