

From: E. Wilcox
Sent: Sunday, November 10, 2024 4:31 PM
To: PEC <pec@london.ca>
Subject: [EXTERNAL] 145 Base Line Road West

Hello.

My Name is Emilee Wilcox and I am writing to you today about the renovations/redevelopment of the property that my family and I currently reside on.

I want to thank you before you read this for taking the time to read my concerns and apologize if I haven't sent this to the wrong department. I am just trying to do everything I possibly can to keep my home.

I have lived at [REDACTED] for the past 2 years roughly and my partner has been here for 7 years. We got told the property had sold and about a week later we had a letter in the mail from a lawyer saying we would be evicted and need to discuss "discontinuance of tenancy packages" and a link to a zoom meeting scheduled for the week later. We had the meeting with the lawyer saying that the units would be split into 2 and that we would no longer have the basement level of our units and that is why they would like to end the tenancy with all of us. We planned a meeting with our property management and they offered us 2 months rent at our current rental cost (\$945.40) and pushed for us to choose a move out time between August and September. We had to refuse this "offer" as it was not going to be enough to cover first or last anywhere else with the current housing costs being as high as they are. A couple days after this meeting I had noticed they had begun work on the empty unit beside us and was confused as both the lawyer and property management had said no permits were approved days before this work had started and they hadn't had any documents submitted as to what was going to be done on the property. A few others and myself complained to the city about this work and an inspector had shown up and given them a green stop work order in the weeks to come but they just went and continued work on other empty units. I am concerned that the work they are promising to do isn't going to actual be done but just upgrades to the current units to increase the pricings, because why would you start electrical and dry wall and painting when you must change windows in the basement that could compromise that work? The reason they are using to have our basement converted is because they "mostly get used for storage anyways" we as tenants are allowed to use our basement for whichever purpose (within reason) we want. My basement is my laundry room, and I use a small space for storage for my daughters' toys as she is 5 and has way too many that is where she plays. Another concern I have is how are they going to accommodate for the extra placings for garbage and parking for these extra units as most only have 1 maybe 2 parking spaces per unit. Also, our neighbours before they moved out had already had issues where the sewage was backing up into their unit and were told it was likely from other units as well because we are all connected into one main waste run off. This is the first place I have lived for longer then 6mth -1yr since my daughter was born, I was single mom for 3 years and finally thought I had found our new home here with my daughter by moving in with my partner. I don't know if you are able to help me keep our home from being split and being evicted or not but you wouldn't just be helping me you would be helping several of us who live on this property who are scared of not having a home in the next few months, I know for us we wouldn't be able to afford anywhere else and the thought of being without a home is terrifying.

Thank you for your time.

E. Wilcox & J. Sutherland