

-----Original Message-----

From: noreply <noreply@regionofwaterloo.ca> On Behalf Of John C Watson

Sent: Monday, March 4, 2024 9:22 AM

To: Regional Clerk <RegionalClerk@regionofwaterloo.ca>

Subject: The Affordabke Housing Policy and Program Incentiv

****EXTERNAL ALERT**** This email originated from outside the Region of Waterloo. Verify any links or attachments before clicking/opening.

I am writing to support the Affordable Housing Policy and Program Incentive motion. It is important for Council to remember that ADEQUATE HOUSING IS A HUMAN RIGHT and NOW, MORE THAN EVER WE MUST DO EVERYTHING POSSIBLE TO PROTECT AFFORDABLE HOUSING FOR ALL..

Origin: <https://www.regionofwaterloo.ca/en/regional-government/communicate-with-council.aspx>

This email was sent to you by John C Watson

-----Original Message-----

From: noreply <noreply@regionofwaterloo.ca> On Behalf Of Wendy J Watson
Sent: Monday, March 4, 2024 10:08 AM
To: Regional Clerk <RegionalClerk@regionofwaterloo.ca>
Subject: Affordable Housing Policy/Program Incentives Motio

****EXTERNAL ALERT**** This email originated from outside the Region of Waterloo.
Verify any links or attachments before clicking/opening.

I am sending this email to Council regarding the Affordable Housing Policy and Program Incentives motions. It is important for Council to remember that ADEQUATE HOUSING IS A HUMAN RIGHT and NOW, MORE THAN EVER WE MUST DO EVERYTHING POSSIBLE TO PROTECT AFFORDABLE HOUSING FOR ALL. RENOVICTION AS IT CURRENTLY EXISTS MUST BE STOPPED

Origin: <https://www.regionofwaterloo.ca/en/regional-government/communicate-with-council.aspx>

This email was sent to you by Wendy J Watson

-----Original Message-----

From: On Behalf Of Barbara M Bitzer

Sent: Monday, March 4, 2024 11:03 AM

To: Regional Clerk <RegionalClerk@regionofwaterloo.ca>

Subject: Affordable housing and renovictions

i write to support policies which will control renovictions. As the owner of a small complex which was destroyed by fire I know how difficult it has been for my tenants to find alternative housing, and having to pay much increased rents.

Origin: <https://www.regionofwaterloo.ca/en/regional-government/communicate-with-council.aspx>

This email was sent to you by Barbara M Bitzer

-----Original Message-----

From: Tiffany Cassidy

Sent: Monday, March 4, 2024 10:37 AM

To: Regional Clerk <RegionalClerk@regionofwaterloo.ca>

Subject: Support for Region's Housing Initiatives

Hello,

I know you're voting Tuesday on some initiatives to address affordable housing. I wanted to send a note of appreciation. I look forward to seeing these initiatives put into practice. As a resident of Kitchener, I see the need for more rental protections and affordable housing every day.

Many thanks,

Tiffany

This email was sent to you by Tiffany Cassidy

From: Lynn Intini

Sent: Monday, March 4, 2024 12:18 PM

To: Regional Clerk <RegionalClerk@regionofwaterloo.ca>

Subject: Support for Homes for All motions

As a low-income renter, with an invisible disability, residing in Kitchener, previously Cambridge; I urge council to pass every point in the motions on the March 5th, to enable staff to work towards the Homes for All strategic plan.

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My story has many elements of what happens to tenants in the current rental climate.

I "ended up" in Waterloo Region, around 2010 as a person with no home. I was lucky enough to be able to stay in a friend's apartment for 3 months, where they agreed to accept my labour in lieu of some of the rent. My parents offered me space, but in a rural area with no use of a vehicle, employment would be impossible to obtain.

Just weeks before, while I was awaiting emergency surgery, my landlord had leveraged a 2 day late rent payment into a "cash for keys" eviction -provided I removed myself and 4 roommates from the lodging house where we resided in Toronto within the next 10 days, so the owners could sell.

I had become a tenant there 4 years prior, after an N12 "own use" eviction.

I landed in Waterloo Region in 2010, with the intent of returning to Toronto. I was never able to afford to do so.

I now again qualify as being in "core housing need" due to the soaring rents in this area - despite having enough years of rent control that my unit will likely be a renoviction target in a few years if the current systems are allowed to continue.

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The need for Region of Waterloo to assist the municipalities in drafting, implementing, and monitoring the laws and programs necessary to prioritize adequate housing in the region; was clear when enough of Cambridge Council felt they must vote down the proposed initiative to have staff investigate the possibility of Housing Over Public Parking on Municipally retained lands - in part, due to a belief that staff could not dedicate the time to the project.

The problems stemming from inequitable access to the LTB for tenants -as put forth in the Ombudsman's report (included in the supporting documents for these motions) fails to fully capture the realities of tenants being displaced, and effectively banished from their homes, when landlords hand out an untraceable piece of paper informing them they must leave their home.

It required a Freedom of Information request to obtain data about the number of "no fault" evictions being requested at the LTB - N12 "own use applications" and N13s which are used for "demovictions" and "renovictions".

In the LTB's Annual Report

During the 2020-2021 fiscal year, it states they received:

11,031 L2 Landlord applications. "Terminate for other reasons and evict". "Other reasons" means any reason except for non-payment of rent.

ACORN's Freedom of Information request provides data by calendar year, rather than fiscal year, but nearly 5000 of the 2021 eviction applications were for N12 "own use" Around 700 of the 2021 eviction applications were N13s - renovation/demolition.

Yet we still don't know how many of those "no fault" applications were processed, how many are still pending, or what the outcomes were. Those statistics are apparently not tracked by the LTB.

In 2021 the LTB alleged to CBC that hearing outcomes either weren't, or couldn't, be tracked "due to the wide variety of orders made at hearings –they are not simply eviction granted or denied".

Even less knowable - how many tenants could have fared better if a strong city bylaw protected them from the practice of illegal, bad faith eviction notices, being handed out by opportunistic landlords in hopes of tenants simply leaving.

It cannot continue to be the responsibility of grass-roots volunteers, or incredibly overburdened social workers and peer support workers; to guide tenants facing displacement through a provincial legal process which prioritizes the profits of corporations over the human right to adequate housing.

We are burning out. The last week alone has taken its toll on me. The people I'm learning from have already been doing this for years. Many have been thrust into this due to their own, ongoing, experiences of inadequate housing, and financial need. Yet, they are still doing the work they can to protect their fellow citizens.

Passing these motions is to send every individual who has been doing this equity building work, a desperately needed "Thank you".

It is a message to those seeking the courage to stand up for the roof over their head that their representatives have not abandoned them.

Let everyone involved know:
There is help coming.

- Lynn
Active member of ACORN and YIMBY in WR.