

June 13, 2022

To Whom It May Concern,

Re: Tenancies at 21 Windermere Avenue, Toronto (Swansea Mews)

Parkdale Community Legal Services is advising tenants of 21 Windermere Avenue (Swansea Mews) owned by Toronto Community Housing (TCH) regarding recent disrepair events.

We have reviewed the Emergency Order issued against TCH on June 12, 2022 by the Chief Building Official of the City of Toronto prohibiting occupancy of Swansea Mews. We understand that the City of Toronto and TCH have safety concerns with the residential complex. Many of the tenants share these concerns.

The *Residential Tenancies Act* (RTA) states that tenancies may only be terminated in accordance with the RTA which is either by agreement, abandonment or by order of the Landlord and Tenant Board. No provisions of the *Building Code Act* (which is the basis for the Emergency Order) can override the security of tenure provided by the RTA. We have advised tenants of Swansea Mews of their legal right to remain in their units.

We understand that the remaining tenants at Swansea Mews appreciate the long overdue repairs issues at the residential complex. However, the temporary relocation arrangements offered so far have been inadequate and have not given enough consideration to the similar quality of living the tenants had enjoyed at Swansea Mews as well as the tenants' family composition, including children's access to their schools. Accommodations designed for post-secondary student housing are largely impractical and unacceptable.

The tenants are understandably concerned about the conditions of the temporary accommodations given that TCH has not provided any assurances of the anticipated return date.

TCH should provide each of the tenants reasonable and acceptable alternative accommodation while conducting the repairs to Swansea Mews. It is our position that the urgency of this situation is the result of inaction by TCH to resolve and mitigate the known and predicable maintenance defects at the residential complex. This fault of TCH should not result in the tenants being harassed into willingly accepting inadequate and unsuitable alternative accommodations for themselves and their families.

Yours truly,

PARKDALE COMMUNITY LEGAL SERVICES INC.

per:



Samuel Mason
Staff Lawyer