June 30, 2010

To All Municipalities in the Province of Ontario

Attention: Clerk's Department

Re: Request for Support – Residential Tenancies Act

Enclosed please find a copy of a letter dated June 21, 2010, from Shelter Now requesting support. The above noted letter was reviewed by Council during their June Council meeting and the following motion was passed:

THAT THE COUNCIL OF THE TOWN OF MIDLAND SUPPORTS THE REQUEST FROM SHELTER NOW TO AMEND CURRENT LEGISLATION UNDER PART 1, SECTION 5K OF THE RESIDENTIAL TENANCIES ACT FROM 1 YEAR TO 2 YEARS OR ADDING A 1 YEAR EXTENSION.

Council directed staff to forward this correspondence to all municipalities within the Province requesting support of same.

If you have any questions with respect to this correspondence please contact the undersigned.

Yours very truly,

THE CORPORATION OF THE TOWN OF MIDLAND

[Signature]

Andrea D. Fay
Clerk

Enclosure
June 21, 2010

Town of Midland
575 Dominion Avenue,
Midland Ontario,
L4R 1R2

Dear Mayor Downer and Council Members,

I am contacting you on behalf of North Simcoe Emergency and Transitional Residential Projects Inc, (more formally known as Shelter Now). We have recently sent a letter to the Hon. James Bradley from the Ministry of Municipal Affairs and Housing requesting to have Part I, Section 5K of the Residential Tenancies Act changed as it doesn’t speak for transitional housing providers reasonably.

Shelter Now is representing The Simcoe County Alliance to End Homelessness, The Simcoe County Transitional Housing Network along with various community partners to have this current legislation changed.

The Act reads as follows: Part I, Section 5, exemptions from the Act. The Act does not apply with respect to,

(k) living accommodation occupied by a person for the purpose of receiving rehabilitative or therapeutic services agreed upon by the person and the provider of the living accommodation, where,

(i) the parties have agreed that,

(A) the period of occupancy will be of a specified duration, or

(B) the occupancy will terminate when the objectives of the services have been met or will not be met, and

(ii) the living accommodation is intended to be provided for no more than a one-year period;

Transitional housing is defined as temporary or interim accommodation for homeless or at-risk of homelessness individuals and/or families that is combined with case managed support services,
Shelter Now

North Simcoe Emergency/Transitional Residential Projects Inc. - PO Box 131, Midland, ON L4R 4K6 - (705) 528-6941 Fax (705) 528-6942

aimed at helping these individuals to transition to long-term and permanent housing, self-sufficiency and independence (National Homelessness Initiative). While transitional housing is usually longer term and more service intensive than emergency shelter, it is still time limited, with stays ranging from several months to a maximum of 1 year. Having only 1 year is quite simply not enough time to ensure the success of each individual. Some clients will require a 1 to 2 year period to gain the independence they need to be successful once they have transitioned into permanent housing.

Shelter Now is a not for profit charity and owns and operates a 20 unit transitional housing complex in Midland. Our offices are located in the lower level of the building along with other Non-Profits who support our clients above. When clients are admitted into our program they agree to a strict set of rules and must participate in our transitional housing program which is specific to each individual. Supports include, vocational counseling, employment services, financial services, nutritional and life skills training, addiction or mental health counseling and many more services. Along with other transitional housing providers, we too are discharging clients after the 1 year period only to have them fall back into system again, which in turn costs Ontario taxpayers.

We are recommending that the current legislation under Part I, Section 5K of the Act, be changed from 1 year to 2 years or adding a 1 year extension. This change would not negatively affect landlords or tenants, and therefore we do not foresee any opposition.

We are further recommending that you request the support of the County of Simcoe and The Association of Municipalities of Ontario.

Thank you in advance for your support.

Regards,

Sheila Storey
Executive Director
Shelter Now