MINUTES: Tenant Advisory Committee  
Friday, September 12, 2008 – 1:00 p.m.  
Room 207, Hamilton Convention Centre

PRESENT: Andy Cranbury, Mary Sinclair, Connie Bellamey, Laura Harper-Stubbs, Madhavi Reddy,

REGRETS: Tammy Morasse

Also Present: Larry Huibers, Michele Attard

1. OPENING & AGENDA APPROVAL
   Item 1.1 – Welcome to guests – 
   No guest in attendance.

   Item 1.2 – Additions to & Approval of Agenda 
   No additions to the Agenda. Agenda was accepted as presented. 
   (Stubbs/Sinclair) CARRIED

   Item 1.3 - DECLARATION OF CONFLICTS OF INTEREST
   None declared.

2. BUSINESS ARISING/UNFINISHED BUSINESS

   Item 2.1 - APPROVAL OF MINUTES for July 11, 2008 
   The August 08, 2008 minutes of the Tenant Advisory Committee (TAC) 
   were approved as circulated. (Harper-Stubbs/Sinclair) CARRIED

2.2 City Staff Report 
Statement of Accomplishments 2007 
Madhavi will update the list and change the title to Accomplishments for 2007 – 2008. Madhavi will send a copy to Andy to review for the Emergency & Community Services Committee meeting in October.
2.3 Developing a Work Plan

Work planning will be a standing, ongoing item. The following items will are areas of interest.

- **Utilities Issues** – due dates of bills (hydro, gas, power, and phone) vs. issuance dates of monthly benefits such as Ontario Works, Ontario Disability Support Programme, Old Age Security, etc.  
  - **Rental Property Maintenance**
    - Pro-active property standards inspections
    - Potential licensing of landlords
    - Potential Certification of Properties
    - Transparency between the Planning Department and the various other City departments to keep them updated on new requirements.
    - Recent changes to By-Law enforcement: invitation to Marty Hazell to bring us up-to-date. This will include appraising the suggestions of the BMA Management Consulting report.
    - Consolidation of by-laws throughout metropolitan Hamilton
    - Consideration of stricter penalties for landlords who continuously fail to maintain their properties and / or intimidate their tenants.
    - Proposals being considered in other jurisdictions to deal with this issue.

- **Membership:** members continue to be sensitive to the situation that they are not truly representative of Hamilton tenants. This is an ongoing part of our work in order to hear and consider all points-of-view.

- **Multi-Residential Property Taxes:** Tenants have a right to receive full value for the property taxes included in their rents both in city services and those provided comparatively by their landlords.

- **Benchmarking:** Look at the effects of this strategy on Social Housing

3. REPORTS

3.1 Solutions for Housing Action Committee

Mary gave an update of an event hosted by SPRC October 6th, called "Affordable Housing Opportunities Across Ontario. This will be held at the Hamilton Convention Centre 8:30 – 4:00 pm, registration is required.
3.2 Hamilton Tenant Education Project
Madhavi informed members of the upcoming conference on October 4th at 10:00 am at the Hamilton Public Library. This is a conference for tenants in Hamilton.

3.3 Residential Tenancy Act/Legal Issues
Laura did not have any updates. There was some discussion regarding fees for landlords, and it was thought that they should be held accountable. Laura will bring a list of landlords who owe fees in Hamilton to the next meeting.

3.4 City Housing Hamilton
No update – Tammy absent.

3.5 City Voter List
Tabled to the next meeting

3.6 Recruiting New Members
No updates.

4. NEW BUSINESS
4.1 Mary mentioned about an article in the Hamilton Spectator regarding tenants burned out of their homes. Mary asked staff to fax her information regarding the policies and procedures for tenants when involved in a fire, asking what tenants’ rights are.

5. ADJOURNMENT
On motion, the meeting adjourned at 2:50 p.m.
(Bellamey/Stubbs) CARRIED

6. Future Meetings
The next meeting is scheduled for October 10th, 2008 – 1:00 – 3:00, at the Hamilton Convention Centre.