MINUTES: Tenant Advisory Committee  
Friday, March 14, 2008 – 1:00 p.m.  
Room 207, Hamilton Convention Centre

PRESENT: Andy Cranbury, Mary Sinclair, Madhavi Reddy,
REGRETS: Laura Harper-Stubbs; Michele Attard

Also Present: Tammy Morasse, Tom Cooper, Connie Belamy, Mairghread Knought

1. ACCEPTANCE OF AGENDA
Agenda was accepted as presented (Sinclair/Reddy) CARRIED

Item 1.1 – Welcome to guests - Tom, Mairghread and Connie

Item 1.3 - DECLARATION OF CONFLICTS OF INTEREST
None declared.

2. BUSINESS ARISING/UNFINISHED BUSINESS

Item 2.1 - APPROVAL OF MINUTES for February 8th, 2008
The February 8, 2008 minutes of the Tenant Advisory Committee were approved as circulated. (Reddy/Sinclair) CARRIED

2.2 St. Joseph’s Drive Building Issues
TAC members are interested in the situation at 121 St. Joseph’s Drive as a way to learn so that this type of situation does not happen again. Mairghread from Dundurn Legal Clinic shared the results from the case including:
- In this case, evidence obtained through Freedom of Information requests show that structural problems existed for over 30 years.
- When a complaint was filed in 2007, the City acted immediately. On April 4, 2007, the City ordered evacuation of the building after the retaining wall failed and there were fears the structure would fall but there is evidence
that follow-up from letters about identified issues (such as in-person visit or inspection) did not occur. With earlier intervention, the structural problems with this building may have been avoided

- The Ontario Landlord and Tenant Board found the landlord interfered with reasonable enjoyment of the units; failed to meet their obligation to repair and maintain the complex; were responsible by their conduct for tenants' loss of property; and should pay costs.

- Much of Hamilton’s rental housing stock is now more than 50 years old and many of this city’s multi-residential complexes are in need of regular structural upkeep. 

**Suggestion** to be included in Council Report

**Recommendations** – explore the possibility of licensing for multi-residential buildings as a way to try to prevent a repeat situation of the St. Joseph’s Drive circumstances.

### 2.3 Previous Draft Recommendations

Tammy noted that each recommendation needs to have more information including background and rationale. All agreed that the report will contain three main recommendations with any future recommendations to be brought forward once more information is available. The three recommendations to be considered for the report are:

- ‘barrier-free’ meeting place for TAC
- supporting the work of the Multi-Residential Tax-Rate Sub-Committee regarding the inception of a non-discriminatory multi-residential tax rate
- supporting commission of a staff report on the feasibility of establishing licensing of multi-residential buildings

Tammy will bring a draft report forward for review and comment for the April 25 meeting.

### 2.4 2007 Statement of Accomplishments

Andy is still working a list (to be included in Council Report).
3. REPORTS

3.1 Solutions for Housing Action Committee
Local Health Integration Networks are working on an aging at home strategy for seniors and people living with disabilities. TAC would like to know more about this initiative as it may affect senior tenants. Madhavi will try to get more information.

3.2 Hamilton Tenant Education Project
No updates

3.3 Residential Tenancy Act/Legal Issues
Tabled until the next meeting - Laura absent

3.4 CityHousing Hamilton
Tammy advised that the Homelessness Partnership Initiative (HPI) funding applications were submitted on Feb 29, 2008. Contracts will be start to be developed with successful applicants Mar 17, 2008

3.5 City Voter List
Not discussed

3.6 New Members
Connie Belamy who is the past President of Urban Native Homes and past member of Community Consultation Committee on Social Housing (CCCOSH) will submit a letter of interest to indicate her willingness to become a member of the Tenant Advisory Committee.

4. NEW BUSINESS
Tammy suggested the next meeting focus on three elements:
   a. 2007 Accomplishments List
   b. Draft Recommendations Council Report
   c. 2008 Draft Work Plan

5. ADJOURNMENT
On motion, the meeting adjourned at 3:00 p.m.
   (Reddy/Sinclair) CARRIED

6. Future Meetings
April 25, 2008 - 1:00-3:00, Convention Centre, room 207