



March 8th 2023

Letter from tenants regarding memo to City Councillors and joint submission for 1083 Main Street East

On February 24th City Councillors and the Mayor received a communication update from Licensing & By-law Services on the situation at 1083 Main Street East.

Tenants would like an opportunity to respond to the city's memo and joint submission presented at the Property Standards Committee.

Since December 26 - 28th 2022, 7 households have gone 10 weeks without running water in their homes. Remaining tenants are vulnerable residents, seniors and tenants with disabilities.

Tenants of 1083 Main Street East were very disappointed with the outcome of the February 21st Property Standards Committee meeting and were later dismayed with the contents of the February 24th memo and publicly available joint submission.

Tenants would like to address the following items in the city's memo and joint submission:

- 1) The city's memo states that "previously offering hotel rooms, and support from a Housing Support Worker". All 7 remaining tenants report at no point has the city offered hotel space to tenants. And only on March 7th did a housing support worker contact residents via phone.
- 2) The city's memo states "On December 23, 2022, a building permit was issued to the property owner of 1083 Main Street East to renovate the existing multi-unit residential apartment. As the property was undergoing renovations, on December 28, 2022, the plumbing system was exposed to freezing

temperatures which caused significant damage to the system and resulted in the water being turned off.” Tenants report that no renovations have taken place at the building for months. The December 23, 2022 permit issued is irrelevant to the conditions that allowed pipes to be exposed to cold temperatures.

- 3) The city’s memo states “Since being informed of the situation Wednesday, December 28, the City’s Municipal Law Enforcement Officers and building inspectors have visited the site to offer support and advise tenants of next steps.” Tenants report that the bylaw officer has only been in contact with the tenant who made the original complaint. The officer went door to door for the first time March 1st to check in on tenants as per the motion passed at Council February 22nd. Tenants have felt left in the dark about the city’s enforcement efforts.
- 4) The city’s memo states “A related Landlord Tenant Board hearing is scheduled for Wednesday, March 8, 2023.” The hearing taking place on March 8th is not related to the burst pipes. The landlord was pursuing vacancy of the building prior to the burst pipes. Also only 4 tenants have their hearing March 8. 2 tenants have their hearing on scheduled March 9 and 1 tenant does not have a hearing scheduled yet.
- 5) The plumbers report attached with the joint submission contains serious errors and inaccuracies.
 - All tenants report that no plumber since December 28th has inspected their units yet the plumber states an “initial inspection” of “two occupied units”
 - All tenants report no water damage or flooding in their units (no evidence of burst pipes in units but plumber states burst pipes in all occupied units)
 - Building A Unit G1 is listed as vacant but is occupied by a long time tenant
 - Unit C 102 - Tenant reports no moderate damage to drywall and finishes. Tenant reports no inspection by a plumber.
 - Tenants dispute the claim of catastrophic damage to the building because of burst pipes. No water damage or flooding can be seen in any occupied unit or common areas. Many of the vacant units are also open and no flooding / water damage can be seen.
 - Tenants report that since December 28th, the landlord has removed piping from the building instead of initiating immediate repair.

- 6) As part of the joint submission the landlord and city state that an agreed upon fact is that the landlord gave tenants N13 notices for eviction for renovations in March 2022. All tenants have publicly disputed that they were given N13s at that time and only received copies of the notice in November of 2022.

1083 Main St Inc. has attempted to use the situation as an opportunity to force tenants to move out. On December 28th there were 9 households and 2 moved because of the situation.

1083 Main St E has a long history of neglectful landlords. Between the previous owner and the current owner 1083 Main St Inc., the 60 unit apartment building is down to 7 occupied units. Through buyouts, N13s and deliberate building neglect, the apartment building has sat mostly vacant for the past two years while Hamilton experiences a housing crisis.

Since 1083 Main St Inc. took over ownership in June 2021 they have neglected to maintain and clean common areas and exterior of the building, closed off access to the parking garage and laundry room.

In response to the burst pipes, the landlord's property managers and legal representatives were clear from the start - they had no intention of restoring the water for tenants. They have failed to provide adequate water supply (requiring the city to continue delivering water since the February 21st agreement for the landlord to take over the responsibility) and the motel accommodation offered was inaccessible by transit.

Moving forward ACORN and tenants are urging the city to:

- Investigate all possible options to force the landlord to restore water for current tenants of 1083 Main Street East. This long without water is unacceptable and inhumane.
- Develop improvements to the city's vital services bylaw and property standards bylaws to ensure tenants are properly supported when loss of vital services occurs and strengthen bylaws to hold landlords accountable if loss of vital services
- Pass a city-wide landlord licensing program to ensure healthy housing conditions and restrict renovation (Based on the RentSafe program from Toronto, Ontario and anti-renoviction policy based from New Westminster, BC)

Housing and water are a human right, yet 1083 Main St Inc. has tried everything since taking over in June 2021 to force tenants out of their homes and has put in zero effort to restore water to the building.

1083 Main St Inc (president Dylan Suitor) bought the building with the goal of displacing tenants and creating wealth for himself and investors.

Lastly, tenants would like to thank the support and ongoing efforts of their Ward 3 Councillor Nrinder Nann.

Sincerely,

Tenants of 1083 Main Street East

Dylan Suitor

Christina

Kevin Brown

Dolphus Pearson

Almay Heathcote

Richard Pearson

[Chris Martinez](#)