



FEBRUARY 2023

STOP MANOR VILLAGE RENOVICTIONS:

STATEMENT FROM THE MANOR VILLAGE
ACORN TENANT UNION



ABOUT ACORN

ACORN Canada is a community union of low-and-moderate income people with 160,000+ members in 24+ neighbourhood chapters across 13 cities. Manor Village tenants formed an ACORN Tenant Union in August 2020 to defend their homes against mass evictions.



Background on Manor Village Renovictions:

In the Spring of 2022, long term tenants of Manor Village received N13 eviction notices for unnecessary renovations. These notices came from the property management company, Smart Living Properties, and the owner, Forum Equities - a Toronto-based investment company that bought Manor Village in September 2020 with the intent to flip the affordable family townhomes into high-end student housing.

Tenants are refusing to move, instead exercising their right to challenge the evictions and are waiting for their hearing at the Landlord Tenant Board. During this time, tenants have experienced intimidation, aggressive buy-out offers and a purposeful neglect of maintenance to pressure tenants to leave their homes.

On February 3rd, 2023, Smart Living escalated their renoviction tactics. Employees knocked on tenants' doors to deliver letters from their lawyers offering remaining tenants \$50,000 to move out by the end of March. However...

Manor Village Tenants Will Not Be Bought Out.

DICKIE & LYMAN LAWYERS LLP

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February 3, 2023 - BY HAND

CONFIDENTIAL & WITHOUT PREJUDICE

Re: Your tenancy of Unit [REDACTED] 1668 Woodroffe Avenue ("your Unit")

We act for FORUM/SLP Manor Village Limited Partnership ("your landlord") with respect to terminating your tenancy for major renovations.

It is our understanding that the Landlord and Tenant Board will soon be scheduling the hearing for your landlord's application to terminate your tenancy.

This is a final offer to settle your landlord's application against you, based on the N13 notice previously provided to you for your Unit. This offer is open for you to accept until Friday, February 17, 2023. On that date, the offer expires.

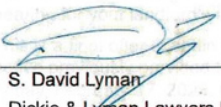
If you accept this offer:

- 1) You agree to terminate your tenancy, and vacate by March 31, 2023 (the termination date).
- 2) You will sign the attached N11 form and sign this letter on both pages.
- 3) Your landlord will pay you \$10,000 within 7 days of your delivering your signed copy of this letter to them, along with the signed N11.
- 4) You will not give notice of claiming a right of first refusal. In fact, you will not return to your Unit after the renovations.
- 5) Upon your vacating your Unit on or before the termination date, without giving a notice claiming your right of first refusal, your landlord will pay you an additional \$40,000 on the day you move out of your Unit. At your option, your landlord will make that payment to a representative of yours to be provided to you or to your new landlord in installments.
- 6) You will not make any claims against your landlord under the Residential Tenancies Act, or any other law.
- 7) Your landlord will not make any claims against you under the Residential Tenancies Act, or any other law.
- 8) You agree to keep this offer, and the agreement you make with your landlord confidential, except for speaking with one person of your choice licensed under the Law Society of Ontario to provide legal advice, namely a lawyer or a licensed paralegal.

Yours truly,

Offer accepted

Date: _____


S. David Lyman
Dickie & Lyman Lawyers LLP

Tenant 1 Signature

Tenant 2 Signature

Tenant 3 Signature

Buy-out offers began 2 years ago, originally for only 3 months rent (the legal minimum) and have steadily increased the longer tenants held out, organized and refused to move.

\$50,000 may sound like a lot of money, but read on to understand why tenants are not taking the buy-out.

WHY MANOR VILLAGE ACORN MEMBERS ARE NOT MOVING

01

\$50,000 WILL ONLY LAST 4 YEARS IN A NEW RENTAL

Tenants can expect to pay \$1,000 extra a month in rent for a comparable unit on the market. \$50,000 will only cover added rent costs for a little over four years before they'd be forced to move. But where would they go? Remaining tenants are on disability, pensions or are low wage workers.

02

\$50,000 ISN'T ENOUGH FOR AN AFFORDABLE MORTGAGE

At the time of writing this statement, there are only two townhouses in the entire city for sale for less than \$300,000. In order to have a similar mortgage payment to what tenants currently pay in rent, they'd need to use the entire \$50,000 for a down payment and have nothing left over to pay for legal fees, insurance, property taxes and other costs associated with buying a home.

03

TENANTS HAVE CALLED MANOR VILLAGE HOME FOR 10+ YEARS

Tenants have created a community in Manor Village having lived there for 10-40 years! Their family lives in the neighbourhood, their doctors are around the corner, and their kids go to school down the street.

04

MANY TENANTS HAVE SERIOUS HEALTH ISSUES

Many tenants living in Manor Village have chronic health issues that would make moving detrimental to their physical and mental health. Multiple tenants are undergoing cancer treatment.

05

TENANTS REFUSE TO BE SILENCED

A condition of taking the buyout is that tenants agree to keep the agreement confidential and that they cannot take Smart Living to the LTB. Tenants have had enough and refuse to give up their right to organize and speak out against the injustice happening at Manor Village.

06

OUR CITY CANNOT AFFORD TO LOSE MORE AFFORDABLE HOUSING

Smart Living is renting out vacant units in Manor Village for \$3,000+/month. THIS is how we lose one affordable housing unit in Ottawa for every seven that are built. Once tenants leave, this affordable housing is lost for forever.

zumper Ottawa, ON Advertise Post a listing

Woodroffe Place Apartments
1664 Woodroffe Ave, Ottawa, ON K2G 1W4, CAN
New Construction Pet Friendly
Managed by Smart Living Properties

Check availability

Full Name* Phone (optional)

Email*

Move-In Date (optional)
04/01/2023

Floorplan
Male Roommates Wanted - 4 Beds ...

I found your property on Zumper. Do you still have an available rental?
Thank you!

Peggy Rafter



I've lived in my Manor Village home since 1992, and currently live with my son. I am on OAS (Old Age Security pension) and would become homeless if we were forced to move. I pay roughly \$1,175/month all inclusive for this 2 bedroom townhouse. I check every day for other places to live but they're \$1,900 IF you're lucky but usually closer to \$2,500 plus utilities. Even if I were to take the buyout, I would lose my pension for three years, including access to eye exams and prescription coverage which I need. I have always been an active member of my community. I've been a leader in the Manor Village ACORN Tenant Union since 2020, part of the Manordale-Woodvale association for years, and previously I coached the baseball team. I should not be forced out of my home and away from my neighbours. My house is accessible and my vision loss makes it difficult to navigate new spaces. My doctor has even said that if I were forced to move it'd send me miles back.

Terry Dagenais



I've lived in Manor Village since 1998, and live with my mother who I'm the primary caretaker of. Despite being good tenants, my mother being sick and having done nothing wrong, we have faced countless repair issues like mold in our upstairs bathroom, leaks in the roof and broken sinks. Smart Living continues to ignore these concerns, focusing instead on harassing our family with phone calls and knocking on our door. It's very stressful. If we are displaced, we will be facing a minimum rent increase of \$800 for a comparable unit at best. Our home holds sentimental value, providing us a community where we feel safe and comfortable. It would be impossible for me to pack up a house of 30 years within a month while also caring for my mother. The buyout offered by Smart Living does not cover the money or time necessary for us to relocate. Additionally, they have failed to gain our family's trust over the years, continuously neglecting our requests for repairs and even expecting me to perform them myself.

Sam Holmstrom & Forrest Buelow



For over ten years we've lived at Manor Village (now known as "Woodroffe Place"). Our landlords, Smart Living Properties and Forum Equity Partners Inc have filed for an eviction under a N13 notice, a process commonly used to "renovict" good standing tenants, even when a renovation is not required. Since the beginning Smart Living and Forum have not been clear whether they plan to honour our Right of First Refusal; protections afforded to tenants whose landlords file an N13. Our landlord's dodginess, their newly renovated units that cost well over double ours, as well as frequent attempts to "buy out" our tenancy paint a clear picture, in our minds, of their intent to not allow us to return to our home if we do not fight. Representatives of Smart Living have allegedly claimed that it's not personal and that "it's just business." However, between their practice of performing renovictions, as well as overcharging their primary money makers (students) for a roof over their heads as they enter the market for the first time, Smart Living and Forum have, in our opinions, profited off of making Canadians struggle in a market that no one should struggle in. We need help; without coverage and advocates, Smart Living and Forum will get their way and put many tenants, new and old, in further financial hardships. By turning a blind eye to communities like ours, the issues of affordability and housing will persist. Please help us keep the place we've called home well before our landlords took over.

Support the Manor Village ACORN Tenant Union!

Nine households remain out of the original 111 families that lived in Manor Village when Smart Living & Forum Equities bought the property.

The Manor Village ACORN Tenant Union is demanding that the remaining tenants be allowed to stay in their homes and that all attempts at renoviction end.

Support Manor Village tenants by adding your name to the online action here:

<https://bit.ly/ManorVillageACORN>

Once signed, share it with any friends, family or neighbours!

Get involved with ACORN to support further:

(613) 746-5999 ext 2
ottawa@acorncanada.org
www.acorncanada.org

