



Fighting demovictions & getting repair/maintenance done: City of Brampton



Tanya Burkart
Aiden Janey

What are we covering today?



- Welcome, introductions
- Ground rules
- What is ACORN?
- Why are we here today?
- The Demolition process at the city of Brampton
- How to use the City bylaw to file a complaint?
- Get organized & Fight back!

What is ACORN?



ACORN (Association of Community Organizations for Reform Now) Canada is a **multi-issue, membership-based community union** of low- and moderate-income people. We believe that social and economic justice can best be achieved by building community power for change. Each member has a vote, and only members speak for the organization and have the authority to set the policy and determine the tactics of each group.

160,000+ members in 24+ neighbourhood chapters across 9 cities!

Why are we here today?

PULIS INVESTMENTS - BUYING a lot of apartment buildings in Brampton - DRAKE PROPERTY MANAGEMENT COMPANY

Identification of Target Markets

The Pulis team specializes in the acquisition of underserved and undervalued mid-sized apartment buildings located in key growth markets across southern Ontario.



Kyle Pulis
President and CEO



Brian Pulis
Chairman
of the Board



Gary Peters
Director of
Operations



Peter VanSickle
Independent Director



Adam Batstone
Independent Director

PULIS INVESTMENTS' TACTICS



Buy apartment buildings
Start neglecting regular
repair/maintenance issues

143
Main
St. S

**Renovictions - More
common**

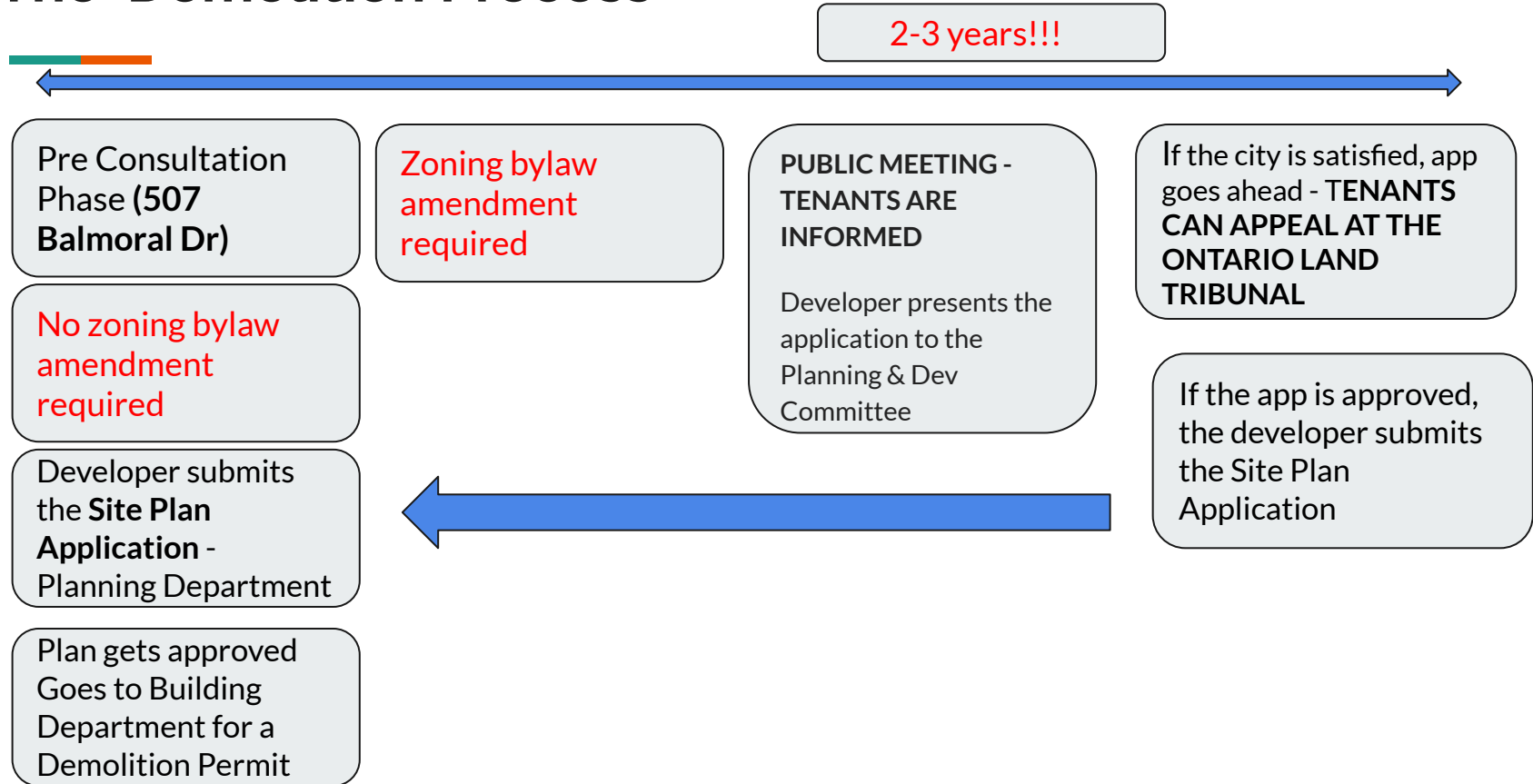
Start doing renovations
Buyout offers
Intimidate/harass tenants
esp those who stay firm to
stay!

**Demovictions - Less
common**

Neglect repair/maintenance
issues
Tenants feel frustrated, some
leave!

507
Balmoral
Dr.

The Demolition Process



Using the Brampton Property Standards By-law



- Complain to Enforcement and By-Law Services Division **in person, by telephone, by mail or by email.**
- **WHEN:** Monday through Friday, excluding holidays, 8:30 am to 4:30 pm.
- **By email:** enforcement@brampton.ca
- **In person/by MAIL**

City of Brampton
Enforcement and By-Law Services Division
8850 McLaughlin Road S., Unit #2
Brampton, ON L6Y 5T1

Southwest corner of Queen Street West and McLaughlin Road South
(905) 458-3424

- OR CALL **311**

Action on a Complaint Submission



- Provide your name, address and telephone number.
- Information is entered into the computer tracking system and assigned a **case number.**
- A letter is mailed to the complainant with a computer tracking system **service number - Use this number** when interacting with the Enforcement and By-Law Services Division regarding the complaint.
- A Property Standards Officer is assigned to the case on the same day the matter is received at the Office.
- A Property Standards Officer attends at the alleged offender/property owner (**generally within two weeks of the date of the complaint submission**) to determine whether or not the matter of the complaint constitutes a contravention of City by-laws.
- **If the matter relates to a vital service** (e.g., heating, hot water, electricity, open pool gate) and is determined to be of an urgent nature, a Property Standards Officer would be dispatched **on the same day** of the complaint submission to conduct an investigation and ascertain if there is contravention of a City by-law.
- If it is determined that a by-law has been violated, the Officer prepares a **Property Standards Inspection Report.**

Property Standards Inspection Report



- The Property Standards Inspection Report is sent to the landlord and contains:
 - the contact (name and number) information of the Property Standards Officer
 - the date the inspection was conducted
 - the list of violations or deficiencies
 - a description of what must be done to correct the violations/deficiencies and the number of days given to effect compliance.
- The owner is given 14 days or more to comply with the Report or is otherwise required to make a commitment to the Property Standards Officer as to when the items in the Report will be completed/corrected.
- If the alleged owner does not notify the Property Standards Officer of compliance to the Inspection Report within the number of days specified or by the designated completion date noted in the Report, the Officer files an **Order To Comply against the offender/property owner.**

Order to Comply



Complying with the Order

- When compliance is effected, the owner must notify the Property Standards Officer.
- Following notification of completion, the Property Standards Officer will re-inspect the property to ensure all work was completed as required.
- When the Officer confirms that all work has been completed, the file is updated and then closed on the computer tracking system.

Failing to Comply with the Order

- If all work under the Order To Comply has not be satisfactorily completed by the due date(s) and the Order has not been appealed within the Appeal period, it will be considered that the owner failed to comply.
- The City may take legal action against an owner through the Court.
 - Individual - Max fine of \$25,000 for a first offence and \$50,000 for each subsequent offence.
 - Corporation - Max fine of \$50,000 for a first offence and \$100,000 for each subsequent offence.



Appealing to the Property Standards Committee

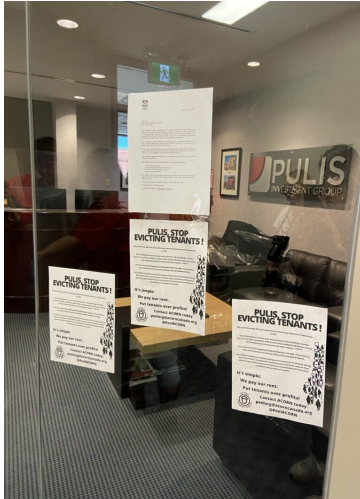
- The owner may appeal the Order To Comply, within the designated Appeal period, to the Property Standards Committee.
- The Committee may rescind, amend or confirm the Order or may extend the time to complete the work.

Appealing the Decision of the Property Standards Committee

- The owner may appeal the decision of the Property Standards Committee to a Judge of the Superior Court of Justice.
- An Appeal may be filed with the Court within fourteen (14) days after the Decision is issued.
- The Court may rescind, amend or confirm the Order.
- A Court Order becomes final and binding.

What can we do? ORGANIZE & FIGHT BACK

TWO WAYS TO WIN CHANGE
LOT OF MONEY OR LOT OF
PEOPLE



TENANT ACTION - MARCH 29th at 2 pm



- Landlords increasingly use renovation/demolition as a tactic to displace long-term tenants and significantly raise rents.
- Cities like **Toronto & Mississauga** have **Rental Replacement bylaws** to protect existing affordable housing and tenants' right to return in case of demolition and conversion of units to condos.
- Doug Ford passed Bill 23 in 2022 that will make it easier for his developer friends to demolish existing affordable homes without any mandate to guarantee that the lost affordable homes will be replaced.
- Doug Ford considers older apartment buildings as aging, energy inefficient rental housing stock which hinders building more housing.
- We can't meet carbon emission targets at the expense of low income affordability!
- PC Govt got more than \$250,000 in donations from his wealthy developer friends.



We need to STAND TOGETHER to fight back!