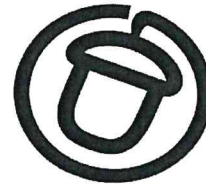


FIGHT CORPORATE LANDLORDS!










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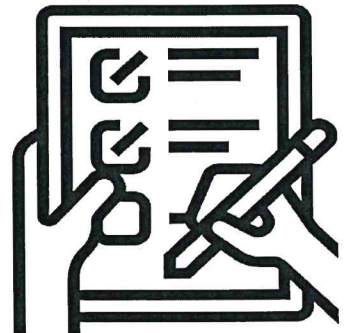
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ACORN'S DEMANDS TO STOP CORPORATE LANDLORDS

-  Mandate disclosure of property ownership.
-  Mandate full rent control across all provinces.
-  Stop financialized landlords from buying more affordable housing. Set limits to how much housing they can acquire.
-  CMHC should create an Acquisitions Fund that would enable non-profit, co-op and land trust organizations to purchase at-risk rental buildings when they come on the market.
-  Immediately plug the tax loophole that gives massive tax exemptions to REITs.
-  Any federal financing should be tied to a no displacement guarantee; housing targeted to people in core housing need.
-  Build a minimum of 1.2 million units of social housing and affordable housing in the next decade.



First Name Last Name

Address

City Postal Code

Phone Email

Do you know your landlord's name? If yes, fill the landlord's name

No Yes, Landlord's Name

Property Management Company

Duration of stay in the unit

Consent to publish your experience as part of ACORN's submission

1

How has been your experience living in this building/unit? Please elaborate.

NOTE: Talk about issues you are facing in your unit (lack of repair and maintenance like pests, mould, flooding, broken elevators etc., lack of communication with the landlord/property management company, rent increases, harassment, evictions for renovations, demolitions etc.).

- ① Poor Maintenance.
- ② very Rude Management
- ③ no Contact. number if you want to speak to higher management, like when you have problems.

2

How do you think the lack of federal government's action on tackling the housing crisis worsening the lives of low- and moderate-income tenants?

Government should be aware of Landlord. Harassing tenants and how unreasonable increase of Rent they asked for above Guide line.

3

What should the federal government do to ensure that low- and moderate-income tenants are not exploited by big corporate landlords and are able to access affordable and healthy homes?

They should have people checking on the Landlord and Building and meeting with tenants.



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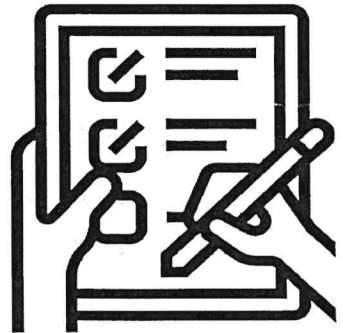
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many tenants have outstanding repairs from previous landlord (eg. floors, dirty water).

We are also facing 'demolition' and many tenants are worried about where they're going to go, with the low vacancy rate and high downtown rents.

2

How do you think the lack of federal government's action on tackling the housing crisis worsening the lives of low- and moderate-income tenants?

① Stronger alternatives to market rentals (co-ops, public housing, etc)

3

What should the federal government do to ensure that low- and moderate-income tenants are not exploited by big corporate landlords and are able to access affordable and healthy homes?

② Stronger laws to protect tenants' rights



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24 yrs, building has deteriorated, elevators don't work on a regular basis, rats, mice, roaches and bed bugs infestation. Work orders are now being ignored and private inspections of the units. are being treated with threats and eviction notices

2

How do you think the lack of federal government's action on tackling the housing crisis worsening the lives of low- and moderate-income tenants?

It allows slum landlords to buy up older building and tear them down for condos
No affordable housing especially in low income areas of the city.

3

What should the federal government do to ensure that low- and moderate-income tenants are not exploited by big corporate landlords and are able to access affordable and healthy homes?

Track them, by sells and buying up land. for expensive housing. Monitor sales and plans. Regulate so that affordable housing is included with the new plans.



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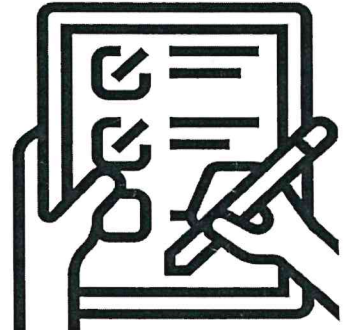
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INC
APP
CORP

2G3

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Leak in Kitchen
Space in bottom cabinets
Mould & Flooding - Pests

2

How do you think the lack of federal government's action on tackling the housing crisis worsening the lives of low- and moderate-income tenants?

Low Income People is just
an inconvenience for the
government so they don't care

3

What should the federal government do to ensure that low- and moderate-income tenants are not exploited by big corporate landlords and are able to access affordable and healthy homes?

make laws to protect us
from big corporates.
Stop the harassments



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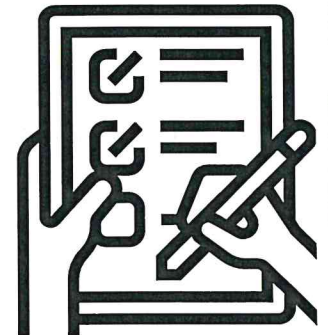
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Bedbugs, Roaches, Ants
LAUNDRY NOT ACCESSIBLE
Pool SHUT DOWN / HEALTH & SAFETY
CONSTRUCTION ISSUES
ILLEGAL FEES

2

How do you think the lack of federal government's action on tackling the housing crisis worsening the lives of low- and moderate-income tenants?

MAKING TENANTS HOMELESS
People LOOKING FOR ESCAPE

3

What should the federal government do to ensure that low- and moderate-income tenants are not exploited by big corporate landlords and are able to access affordable and healthy homes?

LANDLORD LICENCING Program
MAX TEMP By-LAW
ANTI-RENOVICTION By-LAW



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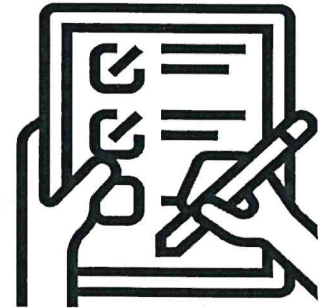
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RENT INCREASE WITH ABOVE GISE LINE AND
TO ACT THE COME AND SPRAY BUT IT ONLY LAST
FOR A SHORT TIME. AND THE ARE BACK AGAIN.
MAINTANCE IS NOT BAB BUT SOMETIMES IT TAKES
TOO LONG.

2

How do you think the lack of federal government's action on tackling the housing crisis worsening the lives of low- and moderate-income tenants?

THE FEDERAL GOVERNMENT IS DOING
NOT TO HELP THE HOUSING CRISIS ONLY A LOT
OF TALK LIKE THE MAYOR AND COUNCILLORS.
THEY MAKE PROMISES BEFORE ELECTION AND AFTER NOTHING
HAPPENS.

3

What should the federal government do to ensure that low- and moderate-income tenants are nor exploited by big corporate landlords and are able to access affordable and healthy homes?

MAKE A LAW FOR RENT CONTROL AND BUILDS
MORE LOW INCOME HOUSE.



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




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I have never been treated right

2

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Lack of actions

3

What should the federal government do to ensure that low- and moderate-income tenants are not exploited by big corporate landlords and are able to access affordable and healthy homes?

Regulate that we have tenant rights



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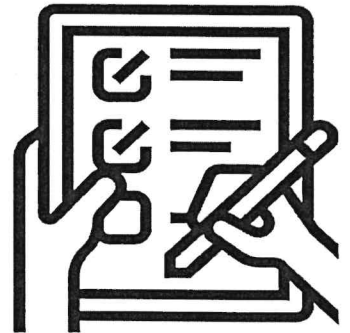
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DEMOLITIONS - RENT GAP
WE WANT THE DEVELOPER TO BE RESPONSIBLE
TO HOUSE DISPLACED TENANTS.

[REDACTED]

2

How do you think the lack of federal government's action on tackling the housing crisis worsening the lives of low- and moderate-income tenants?

FORD'S LACK OF ACTION IS DISGUSTING

3

What should the federal government do to ensure that low- and moderate-income tenants are not exploited by big corporate landlords and are able to access affordable and healthy homes?

CHANGE BILAWS TO PROTECT TENANTS
TASK FORCE COMPRISED OF TENANTS
& CITY PLANNERS & OTHER STAKEHOLDERS.



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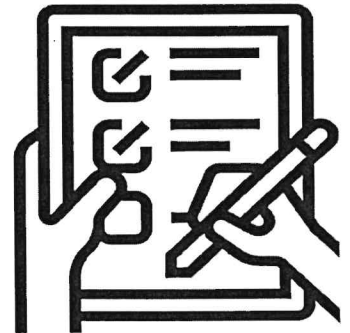
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NO PROBLEM UNTIL NOW
They are demolishing us

2

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IT'S MAKING LIFE VERY DIFFICULT

3

What should the federal government do to ensure that low- and moderate-income tenants are not exploited by big corporate landlords and are able to access affordable and healthy homes?

LIMIT THE NUMBER OF BUILDINGS THEY CAN
PURCHASE & KEPT RENT CONTROLS CURRENT AND
ENFORCED WITH HEAVY FINES



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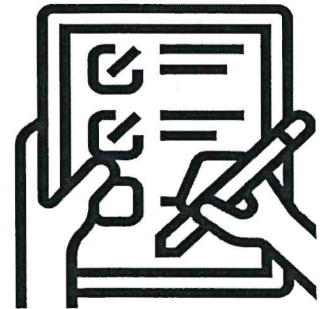
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-  Build a minimum of 1.2 million units of social housing and affordable housing in the next decade.



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My apartment was never renovate when I moved in. My bed room windows have moulds Having difficulty getting rid of roaches

2

How do you think the lack of federal government's action on tackling the housing crisis worsening the lives of low- and moderate-income tenants?

Lack of government ~~funding~~ actions leaving the landlords to take advantage of tenants rights. Increasing rental pricing more than the percent. Low income family unable to paid for rent causing over crowding in home.

3

What should the federal government do to ensure that low- and moderate-income tenants are nor exploited by big corporate landlords and are able to access affordable and healthy homes?

I ~~that~~ believe goremment should adopt the model of building singl and town housing, and for certain amount of money, and allow single parents or single working people to buy the houses at certain down payment if they guarantee they can afford the mortgage.



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FIGHT CORPORATE LANDLORDS!










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-  Mandate full rent control across all provinces.
-  Stop financialized landlords from buying more affordable housing. Set limits to how much housing they can acquire.
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1

It was great up till the last 10 years, then the newer landlords stopped doing repairs. Building was recently bought out and now we're all getting evicted, harassed, and intimidated.

2

How do you think the lack of federal government's action on tackling the housing crisis worsening the lives of low- and moderate-income tenants?

Landlords only care about themselves and the money they can make. The government needs to get off their ass and do something. They clearly don't care about seniors anymore.

3

What should the federal government do to ensure that low- and moderate-income tenants are not exploited by big corporate landlords and are able to access affordable and healthy homes?

Listen to ACORN's demands and implement the changes they recommend!



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Eviction, notice in early April of this year 2023. My Unit does not require renovation. Laundry room has rodents, squirrels etc... Our hallways are NOT cleaned regularly.

2

How do you think the lack of federal government's action on tackling the housing crisis worsening the lives of low- and moderate-income tenants?

By NOT stopping the increases happening in Laundry rms. etc.

3

What should the federal government do to ensure that low- and moderate-income tenants are not exploited by big corporate landlords and are able to access affordable and healthy homes?

We should have better landlords that understand the struggles of inflation.



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worse thing (almost) that has happened in my life. I myself have not had many complaints until now. I don't know what to do or where to go. People's greed ~~and~~ is going to make us homeless. I've worked as a nurse my entire life & I had to retire early. Now I'm facing extreme poverty &/or homelessness. None of us are safe!

2

How do you think the lack of federal government's action on tackling the housing crisis worsening the lives of low- and moderate-income tenants?

I've seen the commercials but absolutely no follow through on actions. So many people (young & old) are going to fall between the cracks.

3

What should the federal government do to ensure that low- and moderate-income tenants are not exploited by big corporate landlords and are able to access affordable and healthy homes?

Maybe Justin Trudeau should go on a vacation in a submersible to go see the wreck of the Titanic. Hee-Hee.



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




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Haven't been allowed in office for 3 yrs till July '23.
No superintendants.

Concierge service in TD.

They repeatedly block ramp from parking lot to sidewalk leading to city sidewalk with snow in winter. Scooters get stuck in an inch of snow.

2

How do you think the lack of federal government's action on tackling the housing crisis worsening the lives of low- and moderate-income tenants?

They are increasing the homeless problem.
Forcing us to live in substandard housing and pay for it.

3

What should the federal government do to ensure that low- and moderate-income tenants are not exploited by big corporate landlords and are able to access affordable and healthy homes?

Increase funding for non profits that purchase low income housing and keep rents low. Notify them when low income housing comes on the market.



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We have experienced MAJOR Lack of repair + maintenance in our unit + common areas. We have mold, flooding, broken elevators, Zero communication with management company rent increases harassment + more Violation of disability rights + Human rights

2

How do you think the lack of federal government's action on tackling the housing crisis worsening the lives of low- and moderate-income tenants?

We need more Affordable Housing at 30% of peoples income. We have a major issue with divide. DERB / ALBI / Canada Disability benefit would also help the divide More rights for Disabled + seniors

3

What should the federal government do to ensure that low- and moderate-income tenants are not exploited by big corporate landlords and are able to access affordable and healthy homes?

More 30% of Income Affordable Housing
* ALBI
* CANADIAN Disability Benefit
* DERB



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




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We moved in Sept 2022, and the buildings were a welcoming community of friendly people with gardens and well decorated lobbies. Since the new owners came, they have destroyed the work that people put into maintaining the building, removed everything cozy and comfortable. The cost has increased for laundry, cleaning is never done, there is a patch of wet in my hallway since spring, there are cockroaches and bed bugs going ignored in some apartments. The ~~old~~ new superintendent has assaulted tenants. We can't contact the owner and they are trying to charge \$100-\$200 a month for parking and tell people they can't have air conditioning.

2

How do you think the lack of federal government's action on tackling the housing crisis worsening the lives of low- and moderate-income tenants?

They make the rules, but they don't enforce the rules - these landlords know they are invincible, and just do what they want.

3

What should the federal government do to ensure that low- and moderate-income tenants are not exploited by big corporate landlords and are able to access affordable and healthy homes?

They can start by enforcing the laws that already exist.



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First noted in, had cockroaches and bedbugs. Had to eventually pay for extermination partly out of pocket. Communication with management is non-existent. They don't answer phones or respond to maintenance requests.

2

How do you think the lack of federal government's action on tackling the housing crisis worsening the lives of low- and moderate-income tenants?

Hate the federal government come and see their lack of action and consequences and they would thank us I do. Ruining people's lives. Mentally, physically, emotionally, and financially.

3

What should the federal government do to ensure that low- and moderate-income tenants are not exploited by big corporate landlords and are able to access affordable and healthy homes?

They should do whatever is in their power to ensure against this exploitation.



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My building was purchased in Apr. 2023, within 30 days I was given an N3 EVICTION NOTICE along with 19 other tenants. This notice said repairs were necessary due to building disrepair, within 30 days, I received a notice at my door that I had illegal appliances (air conditioning) and to remove in 2 days and or register in office for additional hydro costs. Then we received a notice for a cost of \$200.00 per month for parking or my car would be towed (Prior parking was included).

2

* ALSO water being shut off and elevators no longer working
How do you think the lack of federal government's action on tackling the housing crisis worsening the lives of low- and moderate-income tenants?

This is causing tenants to be unhoused and living on street or in shelters, due to massive evictions from corporate owners who evict tenants to double the rent.

3

What should the federal government do to ensure that low- and moderate-income tenants are not exploited by big corporate landlords and are able to access affordable and healthy homes?

Enforce EXISTING FINE GUIDELINES!!!
LANDLORDS ARE ~~NOT~~ BEING HELD ACCOUNTABLE
FOR SUBMITTING FRAUDULENT AND ILLEGAL
EVICTION DOCUMENTS AND THREATENING
VULNERBLE TENANTS WITH VIOLENCE AND EMPTY
THREATS



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Since Family Properties (Michael Klein) took over March 31, 2023 we have been harassed, co-erced, threatened, Given illegal documents & forged signatures. They cut & paste legal documents to suit their purpose. They ban tenants from going into the office to get information & exercising their tenant rights. Abuse tribunal system by submitting N13, N4, N5, L2 = 2 months of owning

2

How do you think the lack of federal government's action on tackling the housing crisis worsening the lives of low- and moderate-income tenants?

Allowing corporate to push tenants from their affordable home by allowing them to claim that it is necessary & do renovations. Not true proven by property standards that this is a lie.

3

What should the federal government do to ensure that low- and moderate-income tenants are not exploited by big corporate landlords and are able to access affordable and healthy homes?

Apply law that already exists. When a building is bought it is treated like an inheritance in regard to tenants leases, amenities, parking, hydro including. Not be allowed to raise laundry \$1 a load with no notice & for no reason.



You can hand over the form to the local organizer or mail it to the ACORN National Office located at 715B Danforth Avenue, Toronto. M4J 1L2, Ontario

FIGHT CORPORATE LANDLORDS!










If you are a tenant living in a building/unit owned by a big corporate landlord, fill out this quick form.

ACORN has been fighting corporate landlords and has won repairs, stopped illegal rent increases, prevented evictions and more. As we continue to fight for affordable and healthy homes, ACORN is putting together a formal submission for the National Housing Council's Review Panel. Now is the time to put additional pressure on the federal government to protect tenants, NOT landlords!

As a result of ACORN and efforts by allies, the National Housing Council (advisory body to the Federal Minister of Housing and Diversity and Inclusion) has set up its FIRST EVER review panel on the financialization of purpose-built rental housing.

To make sure that the long list of issues with corporate landlords and ACORN's demands are included in the Review Panel's analysis and recommendations to the housing minister, it is IMPORTANT that tenants directly share their problems and the needed solutions. Fill out this quick form, make your voice heard!

ACORN'S DEMANDS TO STOP CORPORATE LANDLORDS

-  Mandate disclosure of property ownership.
-  Mandate full rent control across all provinces.
-  Stop financialized landlords from buying more affordable housing. Set limits to how much housing they can acquire.
-  CMHC should create an Acquisitions Fund that would enable non-profit, co-op and land trust organizations to purchase at-risk rental buildings when they come on the market.
-  Immediately plug the tax loophole that gives massive tax exemptions to REITs.
-  Any federal financing should be tied to a no displacement guarantee; housing targeted to people in core housing need.
-  Build a minimum of 1.2 million units of social housing and affordable housing in the next decade.



First Name Last Name

Address

City Postal Code

Phone Email

Do you know your landlord's name? If yes, fill the landlord's name

No Yes, Landlord's Name

Property Management Company

Duration of stay in the unit

Consent to publish your experience as part of ACORN's submission

1

How has been your experience living in this building/unit? Please elaborate.

NOTE: Talk about issues you are facing in your unit (lack of repair and maintenance like pests, mould, flooding, broken elevators etc., lack of communication with the landlord/property management company, rent increases, harassment, evictions for renovations, demolitions etc.).

been flooded 3 times
got bugs
elevators broken
been hassled by superintendant

2

How do you think the lack of federal government's action on tackling the housing crisis worsening the lives of low- and moderate-income tenants?

3

What should the federal government do to ensure that low- and moderate-income tenants are not exploited by big corporate landlords and are able to access affordable and healthy homes?



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