



May 2024

Peel ACORN Municipal Platform - Mississauga



Introduction

ACORN Canada or the Association of Communities for Reform Now is a multi-issue membership-based community union of low to moderate income people. Our organisation is grounded in building community power to hold governments and corporations accountable to the kind of change our members want to see on important issues of housing, banking, digital equity, disability rights and more. ACORN's principles of building local leadership coupled with direct outreach that meets people where they are allows us to build the capacity of low to moderate income individuals to be civically engaged with issues within their communities, across cities and nationwide. With Chapters all across the country, ACORN is able to be both a local-based union advocating for and winning local campaigns, as well as a national community union that brings together members nationwide to fight for justice. ACORN has been organising in Canada since 2004 and continues growing everyday, now with over 177,000 members organised into 30 Chapters across 6 provinces.



Healthy Homes

Cities across the country are losing affordable housing too fast. Adequate actions need to be taken to ensure that the existing affordable housing stock is protected. The city needs to strengthen the Mississauga Apartment Rental Compliance (MARC) program so it effectively ensures that tenants have access to safe, healthy and accessible homes.

- More resources and staff for the MARC program.
 - Enhance the per unit fee paid by the landlords at the time of registration and renewal under the program.
 - Hire more by-law inspectors to protect existing affordable housing.
- Transparency to ensure that tenants know if their landlord is registered and other details such as building score, violations and action taken.
- Outreach in buildings in different languages to ensure that tenants are aware about the MARC program.
- Expand the program to include in-suite inspections.
- Expand the program to include townhome complexes, low-rise apartment buildings, condos that are primarily rentals and Peel Living apartment buildings.
- Conduct a tenant survey to understand the satisfaction level of tenants before closing the service request.
- A new fine system to issue major financial penalties to negligent landlords.
- City steps in to do repairs automatically when landlords ignore, through remedial action - and bill the landlord on their property tax.

Fund Affordable Housing

- Tax all vacant units - housing not speculation! 5% vacant unit tax
- Enforce property standards and fine slumlords.

No Tenant Displacement

The city needs to enact a strong Anti-Renoviction bylaw similar to Hamilton.

- Requiring a landlord to apply for a city renovation licence within seven days of issuing an N13 eviction notice to a tenant only approving the licence application if the landlord has already secured all building permits and provides an engineer's report confirming vacancy is necessary.
- The landlord provides temporary accommodations that are similar to their current unit or a rental top up until the tenant can return after renovations at the same rent
- landlord must allow the tenant to return to their unit at the same rate they were paying before the work was done
- Tenants are provided with information on their rights and entitlements during this process
- The city issues daily fines for non-compliance .

Tenant Defense Fund

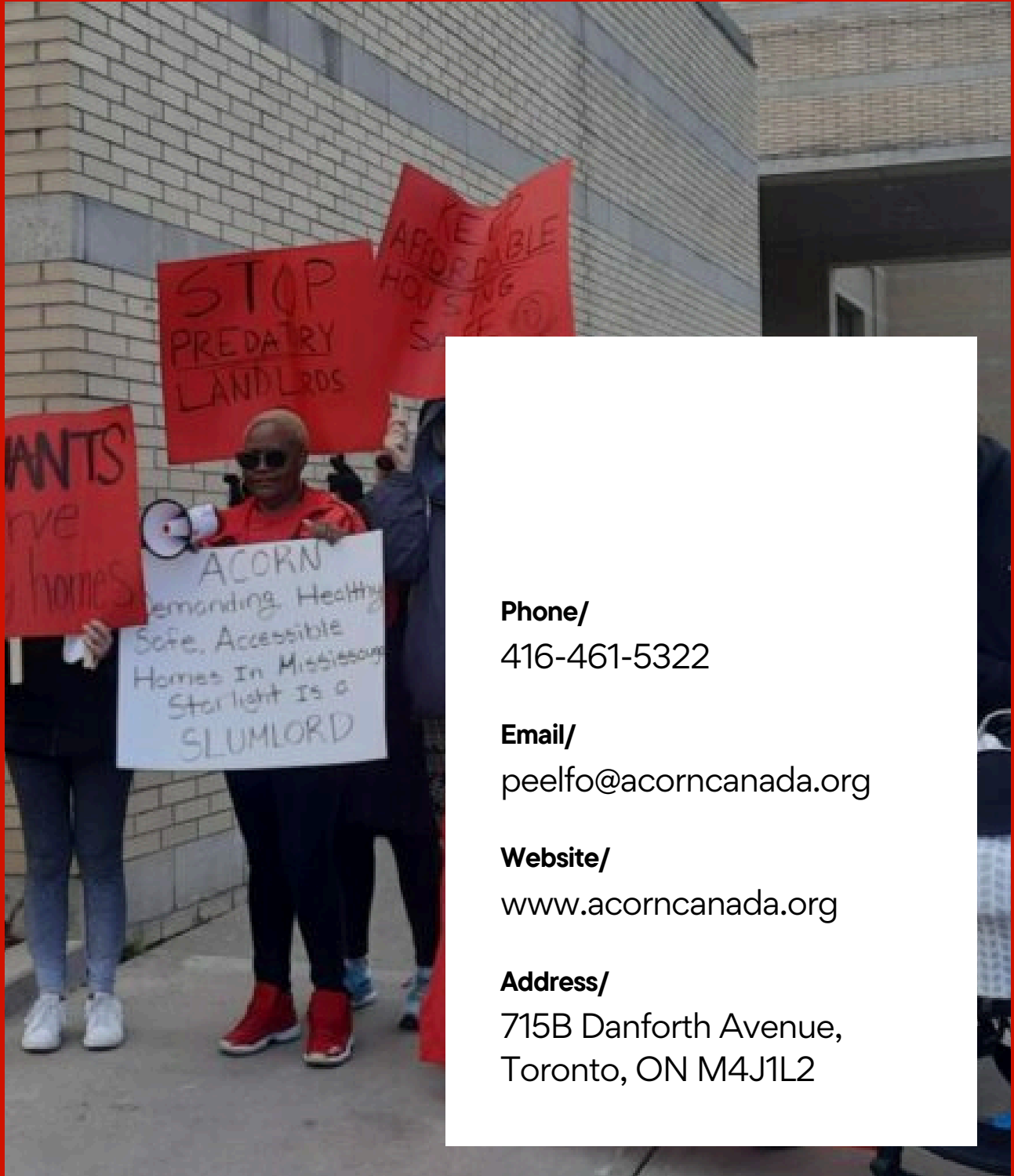
Tenant Defense Funds (TDFs) in Toronto and Hamilton were created to equip tenant groups with free legal/paralegal supports when they are facing the threat of renovictions and demovictions, disputing Above Guideline Rent Increases (AGIs), challenging evictions and when making tenant applications to the Landlord Tenant Board (LTB). TDFs can also provide assistance with filing forms and rent abatement applications, creating a tenant hotline, and putting in place an outreach & education program so that tenants know where to go when they need assistance.

- Peel ACORN members are calling on the city of Mississauga to support the creation of a TDF program run by an existing non-profit legal group with expertise in tenants rights, that would include:
 - Assistance for tenant groups to dispute AGIs Assistance for tenant groups to challenge a demoviction/renoviction (N13)
 - Assistance for tenant groups to challenge N12s, N5s and N11s as they are increasingly being used as tactics to renovict tenants.
 - Assistance for tenant groups to do tenant outreach and education.
 - Assistance for tenant groups to file T6's and rent abatement applications over neglected maintenance. Assistance for tenant groups to file T2's over landlords' harassment.
- Support for the creation of a tenant hotline.

Affordable & Accessible Transit

Enhance the frequency of MiWay so that people have access to more predictable and affordable transit in the city.

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