

Leslie Macredie

June 13, 2025

Mayor Berry Vrbanovic and City Councillors  
C/O Office of the Mayor and Council  
Kitchener City Hall  
200 King St. W.  
Kitchener, ON N2G 4G7

Re: Evictions due to Renovations Report DSD-2025-248

Dear City Councillors and Mayor Vrbanovic:

I submit in writing my delegation to the Planning and Strategic Initiatives Committee regarding Report DSD-2025-248 Evictions due to renovations.

Firstly I want to acknowledge staff for their work on this extensive report. Their consultation with local housing advocates: the Region's Plan to End Chronic Homelessness Co-Creators, the Social Development Center, ACORN, Waterloo Region Legal Services and the Lived Expertise Working Group should be lauded.

And yet somehow that has led to a recommendation to follow Path 2 whose principle mandate is to include developers and both small and large landlords in forging relationships with tenants and housing advocates. Tenants need protection from bad-faith landlords not a forum for landlords to exercise their control in an inherent power imbalance. The report admits that it was difficult to find landlord associations and was able to quote only one member. Furthermore, tenants are already protected during development through the Rental Replacement by-law. Developers do not need to be included.

Regarding Path 3, saying that the effectiveness of a renoviction by-law has not yet been proven is starting to sound disingenuous since it's been quoted every time this comes before Council. Does Council always wait for by-laws to be proven elsewhere? Another argument is that it does not protect against all bad-faith evictions. No one is asking it to do that. Finally, staff argue that a renoviction by-law does not provide wrap-around tenant support. However, were it passed it

would become a powerful tool for those already providing that support — those very organizations consulted by staff. The tenant support is already there. Give them this tool and they can accomplish so much more.

It is true that Path 3 will require more staff and more funding but is the protection of vulnerable tenants not worth the expenditure? At a June 2nd Finance and Corporate Services Committee meeting staff recommended the licensing of short-term rentals and that would require more staffing. Could some savings to be found in combining these two licensing infrastructures? The Rental Replacement by-law is in place. Is there not a way to utilize that administration?

The City of Kitchener is deservedly proud of its Rental Replacement By-law and its Inclusionary Zoning. However, these protect the affordability and the tenants of the future. Without a renovation by-law ensuring place-based protections for tenants, landlords will continue to abuse gaps in tenant protections. I am calling on Mayor and Council to please follow Path 3 but within a much shorter time frame. Waiting until June 2026 is not viable.

Thank you for your time and consideration.

Leslie Macredie