

**Subject:** Multi-Residential Apartment Buildings Audit Program

I am writing to let you know that the City's Licensing Committee will be discussing the City of Toronto MRAB (Multi-Residential Apartment Buildings) program at its meeting on Friday November 16th. I am hoping that you can come and share your views on the program, and suggest ways that it can be improved.

Since 2008, the City of Toronto's MRAB program has been conducting property audits in apartment buildings in communities across the city in an effort to improve the quality of rental housing in Toronto.

Through this program, the City inspects the common areas (e.g. the lobby, hallways, staircases, elevators and underground parking) of buildings to make sure that they are in good repair, and issues orders to the landlord for any necessary repairs.

Property Standards by-law officers also inspect individual suites at the request of tenants, to enforce the property standards by-law. This is intended to help tenants get repairs done that have not been responded to by the landlord or property manager.

However, recently I have heard concerns from tenants and tenant organizations that some aspects of the MRAB program have changed. Many tenants and tenant groups were not aware an audit was happening in their building and the on-line summary of orders was out-of date. Tenants are not being notified when their landlord appeals the orders, and no notices are being posted in buildings.

Council has not received a report on the MRAB program for over two years. I believe it is time to review how the program is working, and whether it needs more resources to work well. I will be asking for a report through a motion to the Licensing and Standards Committee on Friday. You can find the agenda item on the City's website at this address: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.LS17.6>

The meeting is this Friday, November 16th at 9:30am in Committee Room 1 (second floor) at City Hall (100 Queen Street West). It is very important for the Committee to hear from people in the community regarding their experiences with the MRAB program, and I encourage you to attend.

For information on writing or speaking to Committees go to: <http://www.toronto.ca/legdocs/tmmis/have-your-say.htm>. To register to speak or email written comments, you can email the Committee at [lsc@toronto.ca](mailto:lsc@toronto.ca). I hope to see you at the Committee meeting on Friday.

For more information on the MRAB Audit Program, please visit <http://www.toronto.ca/licensing/mrab.htm>.

Please don't hesitate to contact my office if you have any questions or concerns.

Thanks,

Councillor Janet Davis  
Ward 31, Beaches - East York  
Phone: 416-392-4035  
[www.janetdavis.ca](http://www.janetdavis.ca)