

# Avoiding Eviction: Measures to keep members housed

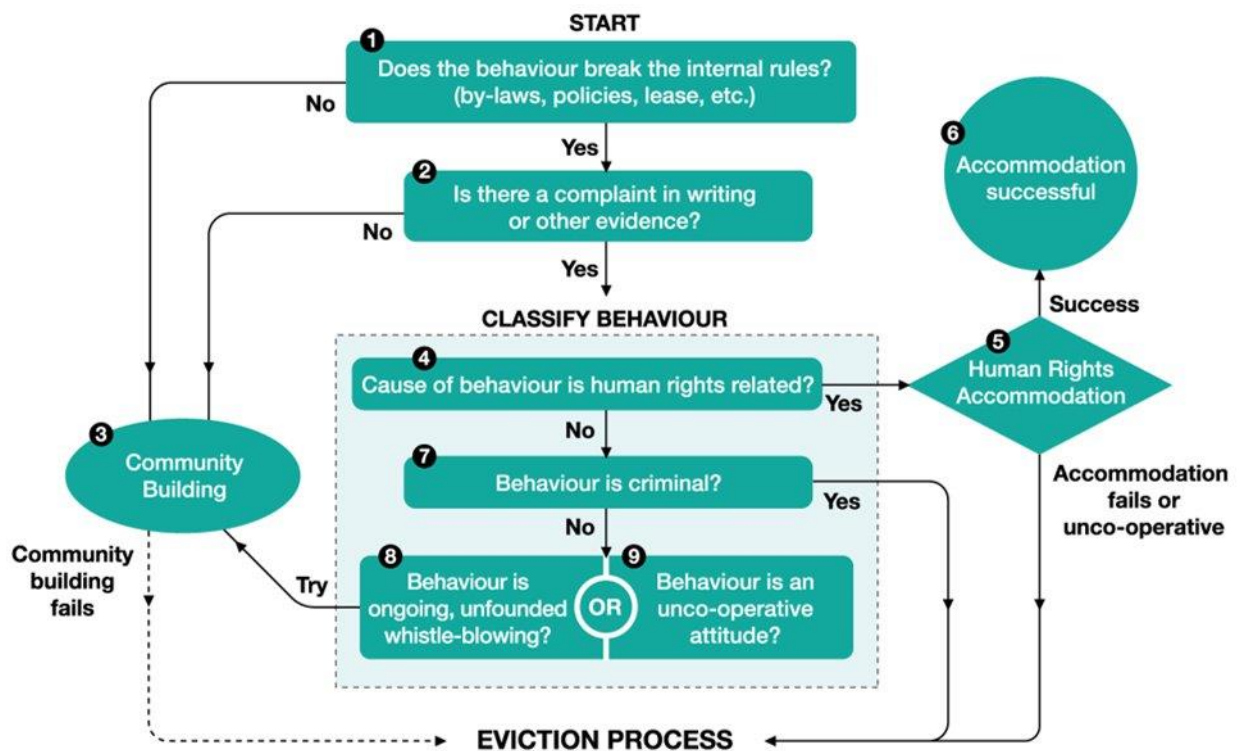
CHF Canada, June 12, 2026



## Eviction is a last resort:

1. Human Rights Obligations
2. Eviction process is rigorous
3. Co-ops providing housing

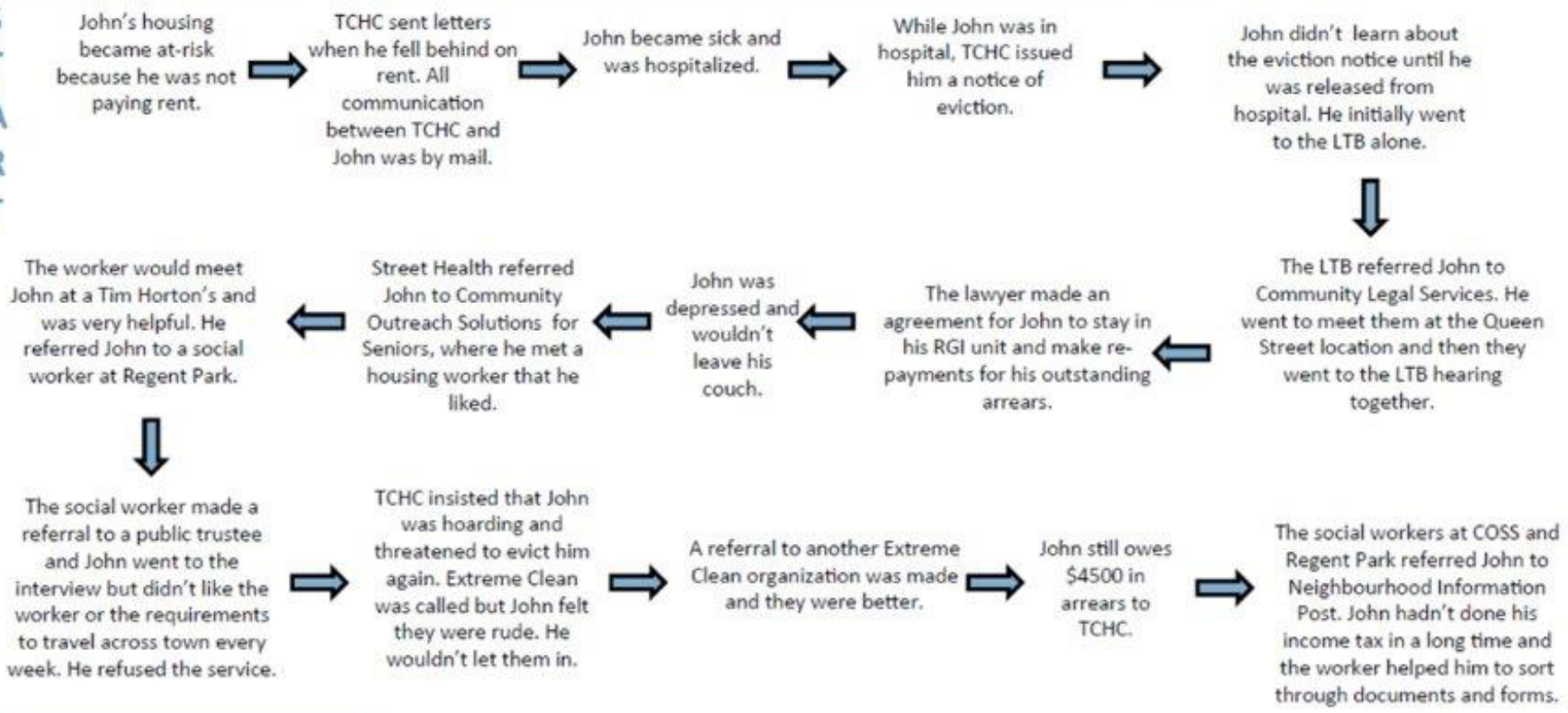
Economic Evictions		Behaviour Evictions
<b>Remember:</b> Al Gosling case		<b>Consider:</b> What causes the behaviour?
Arrears	Loss of subsidy	Mental illness, addiction, age-related dementia, or something else
<ul style="list-style-type: none"> <li>• Arrears management</li> </ul>	<ul style="list-style-type: none"> <li>• Funder rules</li> <li>• LeSage Report</li> </ul>	OR: Criminal behaviour, unco-operative attitude, ongoing, unfounded whistle-blowing
<b>Remember:</b> accommodation under human rights legislation		



**John's Story:** John is a senior who has been living in Toronto Community Housing Corporation for 25 years. John's housing became at risk five years ago when he was using his ODSP cheque for drugs and not paying rent. He experiences both addiction and depression. Since he has turned 65, his income is OAS and CPP. He is very knowledgeable about the service system and accesses a lot of services. He has received multiple eviction notices but remains housed.



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**John's words,** "If someone is having a problem with rent, wouldn't it be helpful to go to the door and talk to them? I wish they just gave me a call. I only received letters by mail. They should tell you who to call or what to do, not just send a letter."

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# Case Studies - Measures to keep members housed



## 1. Sylvia has too much stuff

10 years ago, Sylvia moved back in with her parents to care for them in the 3-bedroom townhouse they'd lived in since it was built in 1983.

Sylvia's mom died in 2020 of COVID 19 and her dad, just 10 months later, of a heart attack

Sylvia is an only child, single, without kids. At 60, she struggles with what to do with her parents' furniture and other stuff – they feel like the last link to them.

After 5 years of not doing unit inspections because of COVID, the co-op decides to begin again.

When the inspection team arrive at Sylvia's unit, she asks them to come back in a few days so she can tidy up

They agree, but when they come back a week later, she isn't much further ahead. They get access but can't get into 2 bedrooms because there is too much clutter.

Sylvia's bedroom is also very full. The kitchen table is covered as is the counter. Sylvia can no longer use the living room at all.

The manager takes the inspection report, including photos, to the board to discuss next steps. The board fears a fire so decides to start an eviction.

At the eviction hearing, Sylvia has a paralegal who says: "you can't evict her – she's got a mental health disability – hoarding – and you haven't accommodated her."

*Is the paralegal right?*

*What could the co-op have done before eviction?*

*What about calling the fire department?*

*Would that have been a better thing to do?*

## 2. Frank's Former Friends

Frank moves into the building from a shelter. He's been street-involved for many years and he's looking forward to a new life in a new community.

For several months, things are quiet. Slowly, though, some of his former friends find him and start to hang around the building. They start slipping into the lobby behind others who don't close the door tightly after them. Frank feels intimidated and lets them in. Soon they are crashing at his place, arriving at all hours of day and night. They also are hanging out in the stairwells and the laundry room, asking others for change and leaving garbage. Others complain about noise and traffic but are scared to put it in writing. They want the co-op to do something about it. Frank too would like more peace but needs the support of the co-op to help manage the flow of people to his unit.

*What can the co-op do?*

*Is this a case where the co-op can use a Trespass Notice (if the province/territory allows) and then call the police when someone banned shows up?*

*What if Frank changes his mind and let's some people in?*

*Could the co-op ban people from other parts of the building other than Frank's unit?*

*Do you think this case would succeed if the co-op decided to evict Frank for the behaviour of his associates?*

*What would be a barrier to that?*

*What other kind of evidence might help with making a case?*

# Case Studies - Measures to keep members housed



## 3. Mick disturbs the neighbourhood

Mick has the basement unit in a house that's part of a scattered co-op.

Mick's mental health has been stable for a couple of years. His father, who recently died, made sure Mick took his medications and cleaned his unit.

The couple in the house next door report seeing Mick dancing naked under the moon playing loud 70s rock. They give examples of the dates and times and a short video. The music keeps them up but they don't want to call the police – they know what they will do to Mick.

The main floor member has complained about a smell of human waste coming through the vents. When the manager asked if she would put her concerns in writing, she didn't really want to be involved.

Mick has told the manager that the 3<sup>rd</sup> floor member waved a carving knife at him the other night. She's not sure if this was something Mick has imagined or if it happened.

The manager would like to have a house meeting with all three households. She is concerned about what she can say to Mick, to the other two members, or to the neighbour couple who has complained.

*Should she tape record the meeting? What kinds of notes should she take?*

*What can she tell Mick about the complaints?*

*If the neighbours call the police, what can the landlord disclose to the police if they are asked?*

*Can she talk to neighbours about Mick's behaviour?*

*What are the chances of an eviction in a case like this?  
What if no-one will testify?*

*What should the co-op do here to try to preserve the housing?*

## 4. Antonio is slipping

Antonio a long-term member whose wife died a few years ago but he has stayed. The co-op is home. His daughters check on him when they can.

Ahmad, the property manager, is aware Antonio is starting to be forgetful. Last year, he missed the income verification deadline for his subsidy. Ahmad made sure to follow up with him so he wouldn't lose his subsidy.

Agnes lives next door to Antonio. A couple of times, she helped Antonio to his unit when he was confused about which door was his. Agnes is a busy woman with teenaged children and a full-time job at the local community centre. She likes Antonio but has enough on her plate.

Agnes came home last week to find Antonio walking in the hallway in his underwear. He had his teeth out too – things she'd never seen before.

Agnes convinced Antonio to return to his unit and got him settled but as she looked around his unit, she worried that he was losing his grip. She asked what he would have for dinner, and he said he'd cook some pasta and sauce for himself. Should Antonio be using his stove still? She noticed a set of Honda keys hanging in the hallway. Was Antonio still driving? She shuddered.

Agnes dropped by the office to report her observations and her worries to Ahmad. When he asked, though, she refused to write down what she'd seen. Not her problem, she thought. This board has to do something.

Ahmad discussed the issue with the president who'd also seen Antonio navigating through the co-op in his 1995 Civic, with its badly dinged up back fenders.

*What can the co-op do? What should the co-op do? Is eviction an option?*