



Dear Mayor and Members of Guelph City Council,

Our names are Maggie Phelan and Sharon Felker and we are the Co-Chairs for Community Voices. Community Voices is a group of the Poverty Elimination Collaborative for and by people with lived experience to advocate for root cause solutions to poverty issues. Many of our Community Voices members are renters and some have experienced renovation. We are writing today to express Community Voices' strong support for a renovation and rental replacement bylaw. We believe these bylaws are a critical step to protect tenants and help to ensure that Guelph is a city where everyone has a place to call home.

Our Community Voices members who are renters have expressed fear over renovations. For many of them, losing their housing due to renovations would result in extremely difficult experiences. The combination of limited affordable housing options and rapidly rising rents means that displaced tenants face the very real possibility of homelessness or long-term housing instability. Our members worry that once they are forced out of their home through a renovation, they'll find themselves unable to re-enter the rental market and effectively be priced out of their own communities.

For those who have experienced renovation or live in fear of it, the emotional and mental toll is immense. Our members describe living with constant anxiety, never feeling truly secure in their own homes. While they are aware they have rights under the law, without proper enforcement and oversight, they fear unjust treatment and bad faith evictions. This fear doesn't go away and the ongoing stress impacts every part of life: mental & physical health, and relationships with family and friends. The absence of strong protections and accountability means that renters live in a state of precarity that no one in Guelph should have to endure.

We urge you to begin work now on developing a renovation bylaw and rental replacement bylaw. Waiting any longer risks further loss of affordable homes and unfair displacement.

Thank you for your time and attention.

Sincerely,

A handwritten signature in red ink that reads "Maggie Phelan".

Maggie Phelan,
Community Voices Co-Chair

A handwritten signature in black ink that reads "S. Felker".

Sharon Felker,
Community Voices Co-Chair