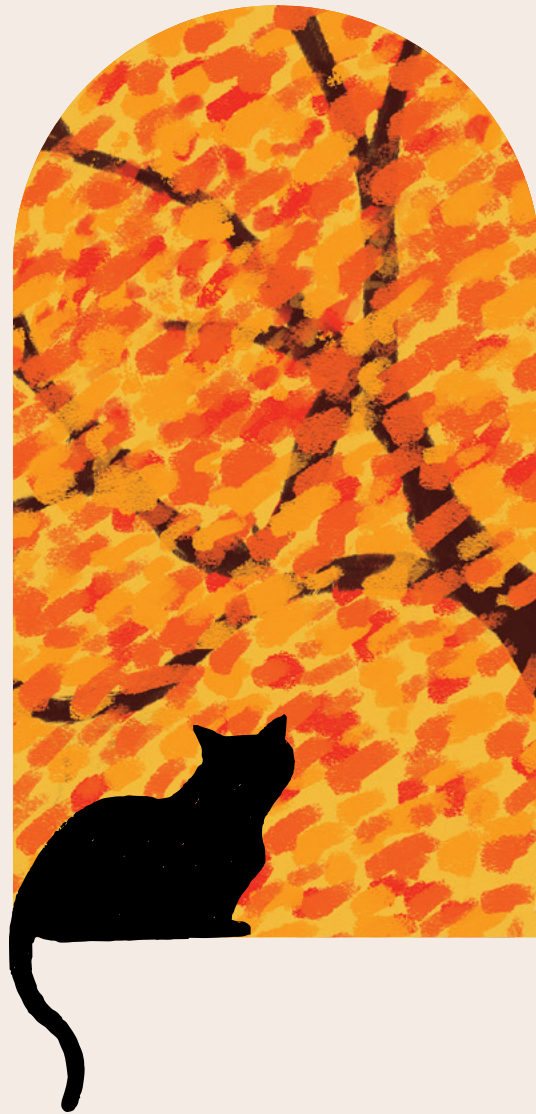
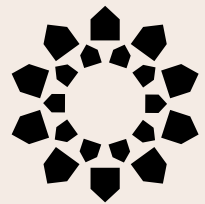


Scatter Notes

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FALL '24
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circle's
tenant
newsletter



We acknowledge that Circle's homes are located within the treaty lands and territory of the Missisaugas of the Credit First Nation.

Toronto is the traditional territory of many nations including the Anishnaabek, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit, and Metis peoples.

As an organization, Circle is committed to critically looking at what it means to operate housing on this land, and how we can support reconciliation and Indigenous sovereignty.

Please visit our website at circlelandtrust.ca to view our full land acknowledgment.



meet our tenant communications & engagement team



Have you ever wondered who writes the Scatter Notes newsletter?

Our Communications & Engagement team is dedicated to ensuring that Circle's messages resonate and reach you effectively, and organizing meetings and events that help Tenants have an expanded voice in the organization. Let's meet the individuals that make this happen!

Ivy Farquhar-McDonnell
Director of Communications & Engagement

Aaliyah Désir
Tenant Communications & Engagement Coordinator

Two-gether our small but mighty team is committed to fostering meaningful and long-lasting connections with you. Whether through newsletters, events, or our newly launched social media, we're here to share our stories and listen to yours.

Check out the new circlelandtrust.ca

We're thrilled to announce the official launch of our new website, designed with our Tenants in mind!

Our new site features a dedicated For Tenants section, where you can submit maintenance requests, access our policies and tenant forms, get the latest news, and more.



Tips from our Maintenance Department

Clear Outdoor Drains

Keep outdoor drains, window wells, and basement exits free of leaves and debris to prevent water pooling and potential flooding.

Keep Heating Vent Covers Clear

Ensure heating vent covers are unobstructed by furniture or other items to allow for better air circulation and improve home heating efficiency.

Check Dryer Venting

Ensure that your dryer's venting system is properly connected to the machine and discharges to the exterior. This helps prevent humidity and condensation issues and improves dryer efficiency.

Household Items that Clog Pipes

Baby wipes, cleaning wipes, sanitary products, paper towels, fats and oils can all lead to serious plumbing issues. Unlike toilet paper, these items do not break down easily and can cause blockages in pipes, potentially resulting in sewage backups. It's important to avoid disposing of these materials in toilets and sinks to maintain proper drainage.

Circle is now on social media!

Follow us on Instagram and Facebook @[circlelandtrust](https://www.facebook.com/circlelandtrust) to stay connected, get tips and reminders from Circle staff, and learn about resources and events in your neighbourhood!

tenant spotlight

Doris Power

For this edition of Tenant Spotlight, we sat down for a conversation with Doris Power – a scattered house Tenant of more than 40 years, and an accomplished advocate for Tenants,

women, and the disability community. Doris shared many stories from her amazing life – About how she has constantly fought for others, while facing very real struggles as a single mother raising six children on a meager income. She told us about the sacrifices she had to make, the risks she had to take, and how her spirituality has guided her over the years.

Doris was one of the core Tenant leaders who successfully organized against the proposed sell-off of the scattered homes in 2011, which led to the transfer to Circle where the homes are now protected as affordable forever. You can learn more about this history on The Circle Story page of our website.



As we looked through pictures from Doris' 50+ years fighting for housing, she shared: "You see, if you get into a fight, you're gonna be in it for a long time. And 60 years from now, they'll still be battling."

When the sell-off of the scattered homes was announced in 2011, Doris immediately got involved.

"There were scattered homes around the corner from where I live, and a Tenant in one of them called up the media and Tenant advocates. She was in tears because her City Councillor was with the media on her front lawn – Taking pictures of her house, and announcing that it was going to be sold. And she's sitting there inside, with her kids and everything, wondering: What is going on?! That was where it started."

Doris worked with the group Tenants4SocialHousing to organize a powerful campaign to save the homes. Through the struggle, many people were involved – scattered home Tenants, other low-income Tenants, civil society groups, and politicians – but Doris shared that the core group of organizers was small, but mighty:

"You'd like to pretend it was a lot bigger than it was. This is often the case. We've

seen country-wide movements of six people! One person can get the law changed. You don't need a lot of people, but you have to be connected to the people... We sent letters to every Tenant. We didn't get a lot of responses, but in the east end we organized a meeting and packed the hall."

In speaking about this experience, Doris wanted to emphasize this: "Never say something is impossible. I've done things, only to learn afterwards that they were "impossible". Lots of people said saving the houses couldn't be done, and look where we are."



Knowing that Doris played such an important role in the journey that led to Circle's creation, we wanted to know what she would like to see from us as a housing provider. She spoke about the need to protect our Tenants' privacy and dignity: "It's very important to stand up for Tenants when there's a NIMBY in the area. I have a neighbour who called TCHC about me over the years, with totally unacceptable complaints about me and my family. This would never be entertained if I wasn't living in social housing." Doris also spoke about the need for Tenants to be vigilant

and organize against unsafe or illegal actions by their landlords – be they private, government, or nonprofit.

When we asked Doris about highlights from her advocacy over the years, she pointed to her key role in the founding of the TC Douglas Housing Co-op, and the important work she's done shedding light on the struggles of abused women, and people with disabilities. Most of all, she shared that she is proud of bringing awareness to poverty in Canada, despite the difficult realities that come with of a life of activism.

"You can't talk about poverty without talking about health, education, employment, justice...and housing is what holds it all together."

We wanted to know what has driven Doris all this time. She talked about the injustices within the system, and the way that needs aren't being met for everyone, while allowing others to take advantage "and nobody has the guts to speak up about it. That bothers me, and that's what keeps me going... We have to be more understanding that housing is not just bricks and mortar, it's people's lives, and everybody has a story."

Would you like to be featured in our Tenant Spotlight article?

Contact Aaliyah at 437-781-8432 ext 234 or community@circlelandtrust.ca



Thanks for Joining Us!

In July, we had our second annual Pizza in the Park celebration, where we had delicious snacks, drinks, treats and our custom fresh-fired pizzas from the wood burning oven at Fairmount Park. Thank you to our wonderful pizza cooks and to all the Tenants that came and made this event a success.

Last month, Circle hosted a Picnic in the Park in Malvern, at Neilson Park. The picnic was filled with fun, games,



delicious food and refreshments. Thank you to our very own Tenant Jennifer for catering and thank you to

Councillor Jamaal Myers for stopping by!

A Note on Eviction Prevention

One thing we take very seriously at Circle is our commitment to being clear and transparent with Tenants, even if the message we're sharing is not an easy one. So, we would like to take a moment to address a very important issue: Evictions. Our staff have heard that, in the past, some rules related to rent payments and RGI may have not been enforced consistently.

Circle is a small organization that was established to keep your homes well-maintained and affordable forever: In order to do that, we must collect rent and follow all the laws and regulations that govern us as an affordable housing provider. This includes the Residential Tenancies Act, RGI legislation, and all rulings at the Landlord Tenant Board.

Our staff are committed to working with Tenants to maintain your housing, but if the rules can't be followed, the situation may progress up to eviction. This is uncomfortable, but we want to be clear about it. We all face challenges, and we

Rent-Geared-to-Income Updates

The deadline for RGI Tenants to submit your annual review packages has passed. If you haven't submitted your package or have missing information, please contact your CTSW immediately. If you don't know who your CTSW is, please contact tenantservices@circlelandtrust.ca, or 437-781-8432 ext 2.



understand that it can be difficult to pay rent on time. If you are in this situation, our staff will work with you on a solution. You should know the rules and how they affect you and your household – The full RGI Policy Manual is available on the Policies page of our website, or from your CTSW.

Currently, more than 80% of Circle households are paying their full rent on-time, which is great. We are working with the remaining number to maintain their tenancy. Thanks to the cooperation of Tenants and our staff, about 20-30 potential evictions are being prevented each month. Unfortunately, in three cases so far, these evictions have been filed with the sheriff, and some remain unresolved. If you are struggling to pay your rent on time, please reach out to our staff right away.

Tax Season is Around the Corner

As part of the Annual Review process, all RGI Tenants must provide our staff with their Notice of Assessment (NOA) from the Canada Revenue Agency. So, doing your taxes on-time is very important. Having trouble finding an affordable tax clinic near you? Don't worry, we've got you covered! Keep an eye on our blog for a list of free and discounted tax clinics near you, coming soon.




Join our Tenant Advisory Group!
Come to a TAG meeting to learn about what Circle is working on, and share your feedback with Circle staff and management.

TAG meetings are open to all Circle Tenants. For more information, contact Ivy at community@circlelandtrust.ca or 437-781-8432 ext 3.



Make Sure You're Covered!
Circle's insurance only covers Circle's property and does not extend to any personal belongings of our Tenants, nor does it cover the cost of a hotel or temporary accommodations if you have to leave your home in an emergency.

All Tenants must have Tenant Insurance to safeguard against theft, fire, relocation, and more. Here are some insurance providers we recommend:

<p>HSC</p>  <p>SCAN ME</p>	<p>Sonnet Insurance</p>  <p>SCAN ME</p>	<p>Square One</p>  <p>SCAN ME</p>
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Community LandTrust

Maintenance Requests

- Submit using Tenant Portal
- maintenance@circlelandtrust.ca
- 437-781-8432 ext 4
This line is answered 24 hrs a day,
7 days a week, all year

Questions about Tenancy (rent, income, etc)

- tenantservices@circlelandtrust.ca
- 437-781-8432 ext 2

Share your feedback, or join Tenant Advisory Group

- community@circlelandtrust.ca
- 437-781-8432 ext 3

Our Office Location

365 Bloor Street East, Suite 1902
Toronto ON, M4W 3L4
Mon-Fri 8:30am-4:30pm
www.circlelandtrust.ca

Got ideas for our newsletter, or want to share your story?

Contact Ivy at community@circlelandtrust.ca
or 437-781-8432 ext 3.

Printing by The Print Shop at Eva's
Initiatives for Homeless Youth.

evas.ca

Designed by Nash Paul D'Souza

Check Your SPAM folder for Circle Emails

Over the last few months, Circle has started contacting Tenants via our e-newsletter, but in some cases, these messages have gone to spam. If you are an email user, please check your spam folder and make sure to allow future emails from Circle.

Make an Appointment Before Coming to the Office

Our small staff team are often out making home visits and doing inspections. Please make an appointment before you come to the office, to ensure that the person you need to see will be there.

