



Landlord's Self-Help Centre  
Annual General Meeting of the Membership  
Thursday, October 24, 2019  
519 Church Street, Toronto

Board of Directors:

Present:

Jason McGuire  
Raj Bharati  
Jane Ferguson  
Jonathan Lau  
Samantha Glass  
Stephanie Chipman  
Harry Gousopoulos  
Inder Saini

F. Ebrahimi-Dehkordy  
Michelle Francis  
Rhonda Fromstein  
Pranavan Ganesh  
Wilma Gomes  
Godfrey Gor (2)  
Rosana Grijalvo (2)  
Jin Han  
Yongdong He

Anthony Piselli (2)  
Mureen Pitterman  
Rosaline Popowycz  
Juanita Pringle  
Darcia Purdy  
Gina Ramcharitar  
Erran Ree  
Abdul Rehman (2)  
Ken Ristevski

Regrets:

Tory Sullivan  
Doug Levitt

Federico Hernandez  
Anne Howatt  
Julie Iantorno  
Adriana Ieraci (2)  
Louise Jacques

Antony Samotus  
Vijay Shah  
Jagdeep Sidhu  
Heather Stewart  
Marta Swiecki

Members Present:

Nick Alpheris  
Glen Baker  
Thomas Berger  
Pamela Boojawon  
Brandon Brophy (2)  
Sarah Campo  
Peter S Chan  
Tony Chan  
Ray Chan  
Mark Cowley  
Storm Crow  
Margaret Damiano (2)  
Thom Delespierre  
Shawn Dinn (2)  
Lisa Downs  
Les Dzbik

Tony Josevski  
Dennis July  
Keith Kellaway (2)  
Bobby Kocovski  
Paul Kordish  
Emily Lee  
Qian Li  
Rob Light  
Lidia Majchrzak (2)  
Natalia Malysheva  
Erika McMullen  
Carlisle Miller  
Darlene Monkman (2)  
Fiona Ngo  
Sosaan Nyland (2)  
Robert Oliver  
Rhoda Persaud  
Domenica Peruzza

Lucyna Swiecki  
Dar-shin Tan  
Carla Tonelli  
George Vande Bunte  
Irena Veljkovic (2)  
Monica Vera  
Cristian Vergara (2)  
Elia Vigna  
Rohan Walters  
Qing Wei  
George Werniuk  
Mitra West  
Sunny Wu  
Mike Zavershnik  
Mina Zenar

Also Present (Staff, Guests and Service Providers):

Cathy Trepanier, RHEU  
Suzette Carr, RHEU  
Faed Hendry, 211  
Brock Monro, Toronto Fire  
Laura Martiniz,  
HomeShare (2)  
Carly Bowie, CERA

Susan Wankiewicz  
Silvana Agostino  
Alda Pereira  
Carolina Longo  
Diana Padierna  
Hicran Akkurt  
Erin Carlsson

Ron Mernick  
Sepano Siassi  
Clive Oselmo  
Peter Xian

**1. Call to Order**

Jason McGuire, President, called the Annual General Meeting was called to order at 6:30 pm.

## 2. President's Report

Jason welcomed the members and guests to the 2019 Annual General Meeting and delivered his state of the union address:

- a. **Funding Cuts 2019-2020** – Jason informed the audience that earlier this year, well into the first quarter, we were notified of a significant cut to our current Legal Aid Ontario Funding in the amount of \$132,606.

- **How it has affected the clinic** - Jason explained that a funding cut of this magnitude goes far beyond a simple belt tightening exercise. LSHC was already operating very efficiently so there was not a lot of excess to cut. The staff have agreed to take unpaid days off to help reduce operating costs – this has resulted in reduced hours of operation. We are also supplementing the loss of funding by dipping into funds that we had in reserve, comprised of membership dues, donations and fundraising efforts.
- **What does 2020-2021 look like** - The Board of Directors has met with LAO to discuss future funding and there is no information they could share. The Board was dismayed by LAO's position that LSHC exists for the indirect benefit it provides to tenants. LAO and the Clinic System is currently under review by the Ministry of the Attorney General with the goal of modernizing and improving how services are delivered.
- **What are we doing** - We are tasked with finding a new revenue tool to possibly generate over \$600,000 in funding or identifying a viable alternative by March 31, 2020. We are looking at opportunities for sponsorship, donations, charitable status, changes in membership dues, and changes in the service delivery model
- **Challenges** - LSHC is already operating efficiently, raising the amount of money we require will be a lot of work. The board is going to have to transform into a fundraising beast to provide stability for the clinic.

- b. **Call to Action** - Jason asked the members and guest to help us and,
  - Share your thoughts about revenue tools with a staff or board member, we will compile those ideas into a survey.
  - He challenged the members to get 2 people to become members
  - He encouraged volunteers with fundraising experience to come forward and volunteer – we have three seats being vacated on the board.

- c. **Resolution to amend LSHC By-law No. 1 with respect to meeting frequency:**

Jason explained that the role of the board is to set the direction of the organization with respect to strategic planning and it is the staff's role is to implement the direction through services and programs. He further explained that earlier this year, prior to the announcement of funding cuts, LSHC found it could operate more efficiently by holding meetings bi-monthly rather than monthly. LSHC By-law No. 1 had previously stated that the board shall hold a minimum of 10 meetings per year. The Board passed a resolution changing

the minimum number of meetings to six. Jason remarked that over the last several months we've more often than we ever have.

Jason asked for member to move the motion approving the resolution to amend LSHC By-law No. 1 by amending the meeting frequency to six meetings per year.

**Moved by: George Werniuk**

**To approve the Board's resolution to amend LSHC By-law No.1 to change the meeting frequency from ten meetings to six meetings per year;**

**Seconded by: Glen Baker**

**Any opposed: No one opposed**

**- CARRIED -**

**d. Resolution to amend LSHC By-law No. 1 with respect to membership dues:**

Jason informed the members that the Board has passed a resolution to amend LSHC By-law No. 1 with respect to membership dues, which were last changed in 2008.

The Board resolution proposes that the cost of membership no longer be specified in the By-law and that the Board be given the authority to adjust membership dues at their sole discretion. It further proposed that the lifetime membership option be indefinitely suspended.

- Jason clarified that existing lifetime membership would be grandfathered and continue to be honoured.
- Jason responded to a questions from the audience.
- Jason asked for a motion form the membership to adopt the Board's resolution respecting membership fees.

**Moved by: Cristian Vergara**

**To adopt the resolution as proposed by the Board of Directors which reads as: "A membership fee is required of all members of the Corporation in an amount that shall be determined by the Board in its sole discretion";**

**Seconded by: Carlisle Miller**

**Any opposed: No one opposed**

**- CARRIED -**

**e. Introduction of the 2019 Board of Directors:**

Jason introduced the members of the Board of Directors using the individual slides to provide an overview of their skills and service.

**f. Acknowledgement of Retiring Directors:**

Jason acknowledged the service of the three retiring directors, Jonathan Lau, Jane Ferguson, and Doug Levitt.

**g. Slate of Board Approved Nominees:**

Jason presented the Board approved Slate of Nominees for elections:

- Stephanie Chipman

**Moved by: Bobby Kocovski**  
**To elect Stephanie Chipman to the Board of Directors;**  
**Seconded by: Mina Zenar**  
**Any opposed: No one** - CARRIED -

- Samantha Glass

**Moved by: Bobby Kocovski**  
**To re-elect Samantha Glass to the Board of Directors;**  
**Seconded by: Cristian Vergara**  
**Any opposed: No one opposed** - CARRIED -

### 3. Treasurer's Report

- a. **LSHC Financial Statements - March 31, 2019:** Inder Saini, Treasurer, presented LSHC's Financial Statements for the fiscal year ended March 31, 2019:
  - Inder presented the Balance Sheet which indicated a year end balance of both Legal Aid Ontario funds in the amount of \$47,345 and Other Source Funds in the amount of \$163,653 for a combined balance of \$220,325.
  - Inder presented the Income Statement and noted the combined funds balance at year end was \$178,279.
  - Inder responded to questions from the membership which included an inquiry regarding accommodation costs.
  - Inder asked the membership for a motion to accept the LSHC Financial Statements for March 31, 2019.

**Moved by: Bobby Kocovski**  
**To accept the LSHC Financial Statements for March 31, 2019.**  
**Seconded by: David Chan**  
**Any opposed: No one opposed** - CARRIED -

### 4. Appointment of Auditors 2019-20:

Inder Saini proposed that LSHC appoint Hilborn to serve as auditors for the 2019-20 fiscal year noting that Hilborn has provided audit services for many years and charges rates which are very competitive.

**Moved by: Bobby Kocovski**  
**Appointing Hilborn as LSHC's auditors for the 2019-20 fiscal year;**  
**Second by: Mark Cowley**  
**Any opposed: No one opposed** - CARRIED -

### 5. Report Clinic Activities

Susan Wankiewicz, Clinic Director, presented her report on clinic activities which included the following information:

- a. Report on the funding crisis and action taken by LSHC
- b. Report on Casework Activity and call volume

- c. Report on Public Legal Education initiatives and activities
- d. Report on Law Reform Activities undertaken in 2018-19
- e. Overview of community engagement consultation to inform LSHC's path forward