

The Apartment Tenant Relocation Study

**by Sybil Frenette and Judy Herscovitch
1978**

The Institute of Urban Studies





THE UNIVERSITY OF
WINNIPEG

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THE APARTMENT TENANT RELOCATION STUDY

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The Institute of Urban Studies is an independent research arm of the University of Winnipeg. Since 1969, the IUS has been both an academic and an applied research centre, committed to examining urban development issues in a broad, non-partisan manner. The Institute examines inner city, environmental, Aboriginal and community development issues. In addition to its ongoing involvement in research, IUS brings in visiting scholars, hosts workshops, seminars and conferences, and acts in partnership with other organizations in the community to effect positive change.

THE APARTMENT TENANT RELOCATION STUDY

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A Report for the City of Winnipeg
Department of Environmental Planning

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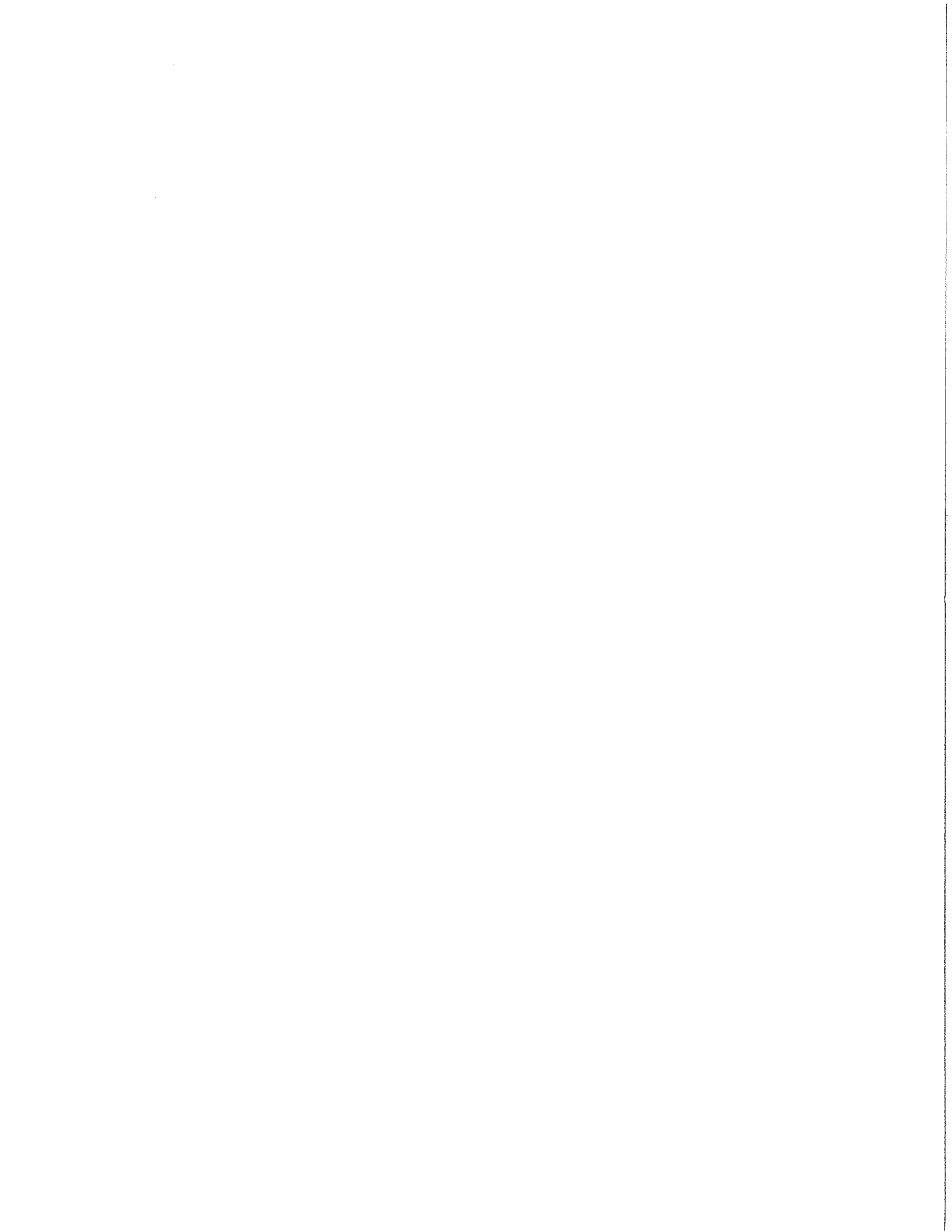
Jackie DeRoo for her work on the questionnaire

Claudia Engel for her work with the landlords

Jane Blank

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I. OBJECTIVES OF APARTMENT TENANT RELOCATION STUDY

This research is a segment of a larger apartment study conducted by IUS for the City of Winnipeg. In undertaking this study our goals were initially to identify occupants of buildings which have been closed due to the landlord's inability to comply with city upgrading orders; secondly, to trace the relocation process of those occupants; thirdly, to determine their satisfaction with their former accommodation and present residence.

With evidence gathered in this study the Institute hopes to make recommendations to the City on its code enforcement policies.

II. METHODOLOGY

The difficult task of locating the former tenants of buildings closed or demolished under the code enforcement program involved a number of steps. The buildings had to be identified and the names and addresses of owners secured. Then the owners/property managers had to be contacted. When attempts to secure tenant names from the owners failed, other sources were utilized. Finally, the new addresses of tenants had to be found. At each step of this process, the number of potential tenants who could be located decreased. From a possible 434 tenants in 29 buildings, 15 tenants ultimately agreed to be interviewed.

Using data supplied by the City, a list of 29 buildings was established. Each building on the list had been closed or demolished before September 6, 1977. Buildings with orders against them which were damaged or destroyed by fire or which were sold to new owners were not included, with the exception of one building on Kate Street. The City provided the names and addresses of the owners. Letters were sent to each owner explaining the purpose of the study and requesting the names and forwarding addresses of the evicted tenants. A few days later, if telephone numbers were available, a call was made as a follow-up to the letter.

In most cases the follow-up phone call was only the first of many calls which had to be made before the names of former tenants were secured or a dead end was met. Owners referred the researcher to lawyers or management companies responsible for the building. Some properties had been expropriated by MHRC so their staff as well as lawyers representing the owners had to be contacted. In the instance where the owner had died recently, a number of phone calls to lawyers, nursing homes, and relatives led to a relative of the deceased owner who had the names of the former tenants.

Seven of the owners (24%) could not be located. In one case the mortgage had been foreclosed and the owner could not be found by the Trust Company holding the mortgage. In two other cases owners had moved and left no forwarding address. In the four remaining cases mailing addresses or telephone numbers were unavailable.

The owners of four of the buildings (14%) refused to co-operate with the study. One person who owned two of the buildings in question indicated that his former tenants were so transient that in his judgment tracing their whereabouts was a futile task. Unwilling to discuss the study further, he hung up the phone. Two others stated they were "too busy" to be of any assistance.

Eight of the 29 (28%), of the owners had no record of tenant's names. In most cases tenants were not required to sign leases. Renting was done on a week to week, month to month basis. Any records which were kept were the responsibility of the caretaker.

Ten owners (34%) provided at least a partial list of the former tenants. Only one was able to supply the new addresses of former tenants. Of the 89 names, five with new addresses were obtained directly from the owners.

In cases where names were not provided by landlords, the 1977 Henderson Directory was consulted. In all, 180 names were generated. Letters containing a list of these names were sent to various agencies and public services. These services were asked if they had contact with any of the people listed and if so, could the researchers be supplied with the most recent addresses. From a total of twenty-one agencies, 115 tenant addresses were obtained.

In order to structure the interviews, a questionnaire format was used. It was realized that people might want to talk about the emotional impact of moving as well as the relocation process itself, and therefore the questionnaire was open-ended to allow for a more personal response.

Because of the small number of completed questionnaires, and because each respondent's story is a different one, the researchers chose to utilize the information gathered in a case study approach. Furthermore it was not the intent of the researchers to say that these 15 case studies are representative of the entire population of displaced tenants in the city of Winnipeg, but that they are indicative of some of the types of people who are affected by code enforcement.

III. RESULTS

The researchers devised five groups from among the 15 case studies. It is important to realize, however, that the stories told by these people do not always fit into only one particular category. All of the evidence from each case is presented in order to avoid the stereotyping of displaced tenants, which would consequently eliminate valuable information.

A. Groups

1. The first group is composed of adults, age 30 to 50, whose main reason for wanting to live in low cost housing is economic. These people are all gainfully employed, and are willing to live below their potential standard of living in order to save money to acquire better housing in the future.

2. The second group is composed of people who have marginal employment opportunities. They have a history of needing social assistance.

3. The third group consists of senior citizens, people age sixty-five and over.

4. The fourth group consists of people of Native ancestry.

5. The fifth group is composed of people who choose to live in older buildings because of their historical and aesthetic significance, and for the social interaction experienced in these buildings.

IV. CASE STUDIES

A. Group One: Economic

1. The first tenant in this group lived at 285 Flora for four years, and when it closed down, moved next door to 287 Flora to stay there until it closed down a few months later. Both buildings were owned by the German Society and have since been demolished.

Both buildings were houses that had been divided into suites. The tenant moved out of the second house in June, 1977. At present he lives in a small house which he bought in St. Vital. The tenant is a German immigrant, with high school education, divorced, in his late 30's/early 40's. His income bracket is about \$1500 - \$1600.00 a month, and he has been in Canada for over five years.

He was given one month's written notice to leave 287 Flora, but, as he was totally unprepared to find a new home in so short a time, he decided to fight the eviction notice, and gained another three months. Once he started looking, it took about a month to find a place.

He bought the St. Vital house through a friend who is a real estate agent. He had been intending to buy a house in the future, but was trying to save enough money to pay cash for it - hence his living in low cost accommodation. As it turns out, he now has fairly substantial monthly payments to make. While

his rent at 285 Flora was \$70.00 a month, and \$100.00 a month at 287 Flora, his monthly PIT plus utilities and heat come to over \$430.00 a month now.

The actual move itself from Flora to St. Vital only cost him about \$10.00, as he had a friend to help him. The move didn't affect his work at all, or distance to, and convenience of, shopping facilities. He is farther now to medical facilities and recreation and English language school, but he doesn't feel that this is serious as he now has an automobile.

Both 285 and 287 Flora were large houses divided into suites. At 287 Flora he had a self-contained one bedroom suite. His house in St. Vital has three bedrooms and a utility room, but no basement. He is the sole occupant. He prefers his present house to his former accommodation, as it is his own, to do with as he sees fit. He also complained of a problem with noisy neighbourhood dogs at the house on Flora. He likes the idea of living in a "nice" area, with a yard and a garden.

He rated the convenience of accommodation as follows:

	<u>285 - 287 Flora</u>	<u>St. Vital House</u>
The cost to live in the building	Fair	Poor (He keeps his mortgage payments high to pay it off as fast as possible)
The state of repair of the building	Poor	Good
Cleanliness of the building	Poor	Good
Proximity to friends & relatives	Good	Good
Closeness to city centre	Good	Good
Bus service close by	Good	Good
Closeness to place of work	Poor	Poor
Closeness to shopping area	Fair	Fair
Closeness to school, library	Good	Fair
Safety from crime	Poor	Fair
Safety from fire	Poor	Good
Closeness to recreation facilities	Fair	Fair

He rated the physical condition of the buildings and whether or not the condition was serious, as follows:

Attribute	285-287 Flora	St. Vital House
Exterior Walls of building Deteriorating	Yes (Serious)	Perfect Condition
Unsafe Stairways Not Enough Lighting	Yes (Not Serious)	No
Mice, Rats, Bugs in Building	Yes (Not Serious)	No
Cleanliness of Halls and Stairways	No (Not Serious)	Clean
Cracked Plaster of Peeling Paint	Yes (Serious)	No
Broken Doors, Leaky Windows or Roof, Drafts	Yes (Serious)	No
Inadequate Heating	Yes (Very Serious)	No
Faulty Electric Wiring	Yes (Not Serious)	No
Bad Plumbing - Not Enough Hot Water	No (Not Serious)	No

2. The second tenant in this group is also an immigrant, of Chinese decent. He has a junior high school level education, and earns about \$12,000.00. He is in his late 40's/early 50's, and has a wife and two children. They lived at 228 King Street, a building owned by his employer, Shanghai Restaurant, since 1951, and they moved out of there in September, 1976. The tenant was extremely angry when he received only a month's notice to move, after having lived there for twenty-five years, and having raised his family there. He fought the eviction notice and won an extra month. He used the full two months to find another place.

His anger was not so much because of the eviction notice, but because he feels he was harrassed and pushed by health and fire inspectors who kept coming and telling him to leave before the month's time was up. He and his family tried to find a new home through the newspapers, which proved to be unhelpful, and by looking for signs on buildings. They eventually bought a house in East Kildonan through a real estate agent.

His rent at 228 King Street was deducted from his salary and came to about \$300.00 a year. In his house, the payments come to about \$700.00 a year. The actual move cost him approximately \$2000.00, including the purchase of new furniture.

The move had no effect on his job, other than increasing the distance to it. The distance to medical facilities, friends, and shopping and so on has also increased. He said that the move was hard on the two children: they had to change schools and make new friends at a late stage in their education. He prefers the house though, to the suite on King Street, as he feels that a house is better for the children. He was also concerned about the cost when looking for a new place to live.

The suite on King Street, in an apartment block above commercial premises, had two bedrooms, a bathroom, and a livingroom in which the tenant installed a modified kitchen area. The East Kildonan house he now owns has three bedrooms, kitchen, bathroom and livingroom.

The tenant rated the convenience of accommodation as follows:

	<u>228 King St.</u>	<u>East Kildonan House</u>
The cost to live in the building	Fair	Fair
The state of repair of the building	Fair	Good
Cleanliness of the building	Fair	Good
Proximity to friends and relatives	Good	Poor
Closeness to city centre	Good	Poor
Bus service close by	Fair on weekdays; Poor after hours	Poor
Closeness to place of work	Good	Poor
Closeness to shopping area	Good	Poor
Closeness to school, library	Good	Good
Safety from crime	Poor	Good
Safety from fire	N/A	Good
Closeness to recreational facilities	N/A	Poor, but N/A

He rated the physical condition of the buildings, and whether or not the condition was serious, as follows:

<u>Attribute</u>	<u>228 King St.</u>	<u>East Kildonan House</u>
Exterior walls of building deteriorating	N/A	No
Unsafe stairways - not enough lighting	No	No
Mice, rats, bugs in the building	Yes (not serious -exterminators came)	No
Cleanliness of halls and stairways	No	Yes
Cracked plaster or peeling paint	No	No
Broken doors, leaky windows, roofs, drafts	No	No
Inadequate heating	No - had own thermostat	No
Faulty electric wiring	No - had new wiring	No
Bad plumbing - not enough hot water	No	No

3. The third tenant in the economic group had lived at the German Club's accommodation at 287 Flora Street for 9 years before moving June of 1977. The tenant is divorced, between 35 and 44 years of age and of German decent, having been born in Germany and having lived in Canada for more than 5 years. He has had a secondary school education. His monthly income is approximately \$1,670 all of which is earned through employment.

The tenants at 287 Flora Street were notified of the move by a registered letters which allowed them one month notice. Although the particular tenant in question didn't require additional time, there were others in the apartment, particularly a couple with a child who required an extra 2 months

to find new accommodation. Notice of the move came as a surprise as the apartment had been seen as a secure and inexpensive place to live. The tenant was taking advantage of the low rent while saving to acquire a house.

Once he started looking, it took the tenant one month to find new accommodation. He lived with a friend for 3 weeks while looking for a less temporary residence. In the search process, newspapers, friends, and for rent signs on buildings were used to locate potential suites. All were considered not very helpful. Eventually an interim apartment was found through a friend at the German Club. The move was conducted quite economically at \$10.00 as a friend provided his services and a truck. He has been living at his new residence for approximately 5 months.

The tenant lives alone and therefore there were not any major family adjustments to be made. The effects of the move were cited as psychological. The move was disruptive and unexpected and the aggravation he experienced had a bad effect on his job.

287 Flora Street was an old subdivided house. The tenant's apartment was unfurnished and had 5 rooms, a livingroom, kitchen, bathroom and two bedrooms. His rent was \$70.00 per month plus \$10.00 per month for hydro.

The new apartment is an apartment above commercial premises, only a few blocks away from his previous residence but on a much busier street. The unit is also unfurnished, and has four rooms, a living room, kitchen, bathroom and bedroom. Rent is \$150 per month plus \$10.00 for hydro. The tenant admits that he can afford the increased rental expenses although it is making it much more difficult to save the downpayment on his future house. He has also had to rebudget his living expenses.

When asked about the importance of convenience and locational attributes of both his previous and present dwellings, the interviewee responded as follows:

<u>Attribute</u>	<u>Degree of Importance</u>	<u>Old Residence</u>	<u>New Residence</u>
Cost of living in building	important	good	fair
State of repair of building	important	fair	fair
Cleanliness of building	very important	good	fair
Proximity of friends and relatives	not important	poor	poor'
Closeness to city centre	important	good	good
Bus service close by	not important	good	good
Closeness to place of work	not important	- not applicable	
Closeness to shopping area	important	good	good
Closeness to school, library	not important	poor	poor
Safety from crime	very important	fair	poor
Safety from fire	very important	fair	poor
Closeness to playgrounds, parks and recreational areas	not important	good	good
A self-contained quiet district	very important	poor	poor

When questioned about the differences in the condition of his old and new residence, the tenant answered as follows:

	<u>Old Building</u>	<u>New Building</u>
a) deteriorating exterior walls	yes but not serious	yes but not serious
b) unsafe stairways - not enough lighting	yes - serious	yes - serious
c) mice, rats, bugs in the building	not	no
d) cleanliness of halls and stairways	yes - very serious	yes - not serious
e) cracked plaster and peeling paint	yes - very serious	yes - very serious
f) broken doors or windows	yes - serious	yes - serious
g) inadequate heat in winter	yes - very serious	no
h) leaky roof or windows	yes - very serious	no
i) faulty electric wiring	yes - very serious	no
j) drafts from doors or windows	yes - very serious	no
k) bad plumbing	yes - not serious	no

The tenant also complained about poor snow removal at both his new and old apartment. He would have to clear his own parking space and then someone would take it to park their car when he was away.

Reviewing the physical conditions of both apartments, it would appear that the old residence which has since been demolished was in a worse state of repair than the new building. Locational considerations are similar for both buildings, the new residence being only a few blocks away from the old residence. Despite this, the tenant preferred his older residence, he was

accustomed to the lifestyle he had adopted there, he didn't mind doing the handy work around the old block and he enjoyed the neighborhood and the view he had from his windows. Although the tenant was paying a mere \$80.00 per month gross rent for his old accommodations, he was willing to pay up to \$250.00 to remain where he was.

B. Group Two: Marginal Employment Opportunities

1. The first tenant in this group had been the caretaker of the building in which he lived, at 322 Tache. He lived there for about a year and a half before moving out in October, 1976. In talking with the owner of the block, he gathered that it was to be closed, and in fact, never actually received written notice. Others in the block also knew about the intended closure and were moving out on their own without waiting to be evicted. The tenant, in fact, as caretaker, was the last to leave, and was even there for a while after the building closed: he still had the keys and therefore had access to the building. He has made a number of moves since then and it took about a year to find his present accommodation.

This tenant has junior high school education, and is at present receiving financial assistance from city welfare. His income is about \$5000.00 - \$7000.00 a year. He is 20 years old and is married and has three small children - 5 months, 1½ years, and 2½ years. He is Canadian by birth.

At the time of his move out of Tache, he and his wife were separated. He had the care of only two children then, and they spent their time at a babysitter's house. When the tenant moved out of Tache, he moved in with the babysitter too, and spent about six months there. He then moved into his sister's house. At this time, he and his wife, who was expecting their third child, decided to get back together again. They tried looking for a place to

live, and finally appealed to City Welfare for assistance. They were put up in the McLaren Hotel for two weeks and then were told to find a place on their own. They enlisted the aid of friends and family, and went through the newspapers, but found out that many places do not want young children. (The third child had been born by this time). City Welfare did not help them at all in this search. Finally, in desperation, they turned to Homelocators who merely provided them, for a fee, with a xeroxed copy of the housing lists from the newspapers. The tenant described their present accommodation on Young Street as a "dump". He was told by Welfare that they would pay only a certain amount for the rent, and he said that that was all he could find for that amount. The family has applied to Winnipeg Regional Housing Authority for public housing, but must wait a year for that. In the mean time, the tenant feels that he cannot go out looking for work until the housing situation has been settled. (The worker from Winnipeg Regional will make a surprise home visit, and the tenant wants to be home for that).

The apartment on Tache was covered by the caretaker work done by the tenant. The apartment on Young Street is at present paid for by Welfare. His personal costs amount to about \$6.00 a month for hydro.

The move from Tache had no immediate effect on his job as caretaker, but ultimately he lost it when the building was finally emptied of its contents, after everyone was out. He still did some other jobs for the owner though, in other buildings. At present he is on Welfare.

The move increased the distance to the odd jobs he did, and shopping is not as convenient on Young Street as it was on Tache. Medical facilities and friends are closer now however, and the tenant feels that proximity to friends is important when choosing a place to live. The children are now

farther from their friends, and also from their grandmother who lives on Tache. Distance to playgrounds for the children is about the same.

None of the moves cost the tenant any money, just his time and that of his friends.

The suite on Tache was in an apartment building, was furnished, and had five rooms: a livingroom, kitchen, bath, and two bedrooms. The Young Street apartment is unfurnished, but has the same number of rooms. Both the babysitter and the sister live in single family detached houses.

Of all these places, the tenant prefers living in houses, rather than apartments, as he feels it is better for the children. He looks forward to getting into public housing.

He rated the convenience of accommodation as follows:

	<u>322 Tache</u>	<u>Young St. Apartment</u>
The cost to live in the building	good-as care-taker he paid no direct rent	fair considering the condition of the accommodation, but Welfare pays
The state of repair of the building	fair	poor
Cleanliness of the building	good (he cleaned it)	fair
Proximity to friends & relatives	fair	good
Closeness to city centre	fair	good
Bus service close by	poor	good
Closeness to place of work	good	n/a
Closeness to shopping area	good	fair
Closeness to school, library	n/a (children too young)	good (kindergarten)
Safety from crime	good	poor
Safety from fire	good	poor
Closeness to recreation facilities	fair	good

He rated the physical conditions of the buildings, and whether or not the condition was serious, as follows:

<u>Attribute</u>	<u>322 Tache</u>	<u>Young St. Apartment</u>
Exterior walls of building deteriorating	No	Yes - very serious - inspectors come all the time - the garbage is always a mess
Unsafe stairways - not enough lighting	No - he kept good light on all the time	Enough lights, but kids break them all the time
Mice, rats, bugs in the building	No	Yes - very serious
Cleanliness of halls and stairways	Yes	Yes
Cracked plaster or peeling paint	When there was, he'd fix it.	Yes - very serious
Broken doors, leaky windows, or roofs, drafts	No	Yes - very serious - some kids broke a window landlord took two weeks to fix it; they spent one cold night with no window - also hinges are off
Inadequate heating	No	Yes - very serious
Faulty electric wiring	No	Yes
Bad plumbing - not enough hot water	No	Yes, serious

2. The second tenant in this group is a 24 year old student who, while under the employ of Canada Manpower has been attending courses at Red River College through the adult education program. The tenant is single and a Canadian by birth. He has a secondary school education. His total earnings per week are \$101.00, composed of \$79.00 from the Manpower subsidy and \$22.00 from unemployment insurance. Using the standard housing affordability ratio of 25% of gross income, the subject tenant, while taking the upgrading program at the college should be paying approximately \$100.00 a month for accommodation.

At his previous address, the tenant was within the affordability budget with a rent of \$77.00 plus \$8.00 hydro. At his new accommodation, the tenant is paying far above the affordable rate at \$155.00 plus \$8.00 hydro. \$163.00 equals 40% of his income.

The tenant had lived at Shipley Court, 327 Furby for 1 month prior to receiving notice by registered mail. He stayed another 2 months before actually moving from the Shipley Block. The notice gave him a total of 3 months. The notice to move came as a complete surprise. When application was first made to the Trust Company managing the properties, no indication was given at that time that the apartment block was soon to be closed.

Once he started looking, it took the tenant one week to find a new apartment. He delayed moving to the new place because the rent at Shipley was so low. In order to find a new place he returned to the apartment where he had lived prior to moving to the Shipley Block and managed to get another suite. In his search, the tenant used newspapers and building signs to find possible apartments. The building notices were more helpful than the newspapers. Newspapers were misleading, several substandard suites and high rents were advertised.

Other than the cost of the move, having to change apartments had little impact on his lifestyle. If anything, conditions have improved. He is closer to chopping facilities, closer to medical facilities and laundry services. The move itself was costly as a vehicle to be rented at a cost of \$55.00 and 1 day's work was forfeited.

As a comparison of the two places of residence, both the Shipley Block and the new apartment are apartment buildings. The suites were both unfurnished, the Shipley being a bachelor suite and the new apartment being a one bedroom suite. The tenant has lived at his present address for a year.

When asked to rate the convenience between his old and his new accommodation, the resident responded as follows:

	<u>Old Building</u>	<u>New Building</u>
a) the cost to live in the building	good	poor
b) state of repair of the building	fair	good
c) cleanliness of the building	good	fair
d) proximity of friends and relatives	fair	poor
e) closeness to the city centre	good	good
f) closeness to bus service	good	fair
g) closeness to work	fair	fair
h) closeness to shopping	good	good
i) closeness to school	fair	fair
j) safety from crime	good	fair
k) safety from fire	good	good
l) closeness to recreational facilities	fair	fair

The tenant rated the physical conditions of the two buildings as follows:

<u>Condition</u>	<u>Old Building</u>	<u>New Building</u>
a) deteriorating interior walls	no	no
b) unsafe stairways	no	no
c) mice, rats, bugs	no	no
d) cleanliness of halls & stairways	no	no
e) cracked plaster or peeling paint	yes - not serious	yes - not serious
f) inadequate heating	no	yes - very serious

<u>Condition</u>	<u>Old Building</u>	<u>New Building</u>
g) broken doors, leaky windows	no	yes - not serious
h) faulty wiring	no	no
i) bad plumbing	no	no

Of the two places, the interviewee stated that he preferred the Shipley Block. The rent was within his minimal housing allowance and the location on Portage Avenue was very convenient. The new apartment is a higher rent for accommodation which the tenant feels is no improvement over his previous dwelling. At the new apartment the tenant is also interrupted from his work by canvassers who have access into the building in the evening.

3. The tenant described in this case study has been classed in the marginally employed group as he has a history of requiring social assistance while waiting between jobs as a custodian. He is a Canadian citizen, born in Canada, married and 54 years of age. He has elementary school education. His monthly income from welfare is \$173.00 plus rent, for a total of approximately \$250.00 per month.

The tenant and his wife lived in the Shipley Block at 327 Furby Street for two years before they moved September 1976. They were informed that the building was being closed by a registered letter which gave them one month's notice. They were not particularly surprised about finding they had to move as they had known the block had been up for sale 2 to 3 months earlier. They were emotionally prepared to move.

Once they began to look, it took them 2 weeks to find another place to live. They used both newspapers and rent signs in buildings. Both methods were considered helpful although they eventually found an apartment by knocking on doors and speaking to the landlords of centrally located apartment blocks.

In 1974 the subject family had applied for low rental housing through Winnipeg Regional Housing Authority. They foresaw any housing they found as an interim measure until they were settled in low cost housing.

Because the tenants have always tried to live in the same vicinity, there was no locational effect on their lifestyle equated to their move.

Since receiving their eviction notice, the tenants have moved twice. The first move was to 473 Kennedy Street, an apartment block with unfurnished suites. The move cost him approximately \$65.00. After having lived at Kennedy Street for a year, the tenants were notified by M.H.R.C. that a subsidized apartment unit was available for them. Welfare paid for the second move. They have been at their present address for the last 8 months.

All three apartments have been similar. All are located downtown, near bus routes. All suites have been one bedroom and unfurnished.

A comparison of the conveniences of the 3 different dwellings is shown in the following results:

	<u>Old Building</u>	<u>1st New Apt.</u>	<u>Present Residence</u>
a) cost to live in the building	fair	poor	good
b) state of repair of building	poor	poor	good
c) cleanliness of building	good	fair	good
d) proximity of friends and relatives	fair	fair	fair
e) closeness to city centre	good	good	good
f) bus service	good	good	good
g) closeness to shipping facilities	fair	good	good
h) safety from crime	good	fair	good

	<u>Old Building</u>	<u>1st New Apt.</u>	<u>Present Residence</u>
i) safety from fire	fair	fair	good
j) closeness to recreational facilities	good	good	good

The tenant rated the condition of the three buildings as follows:

	<u>Old Building</u>	<u>1st New Apt.</u>	<u>Present Residence</u>
a) exterior walls deteriorating	no	yes - not serious	no
b) unsafe stairways	yes - not serious	yes - very serious	no
c) cleanliness of halls and stairways	yes - not serious	yes - serious	no
d) mice, rats, bugs	yes - not serious	yes - very serious	no
e) cracked or peeling paint	yes - not serious	yes - serious	no
f) broken doors, leaky windows	yes - serious	yes - serious	no
g) inadequate heating	no	yes - serious	yes - not serious
h) faulty wiring	yes - serious	yes - serious	no
i) bad plumbing	yes - not serious	serious	no

In general the tenant agreed there was a good deal wrong with the old Shipley block but he was willing to tolerate it because he liked living there. The first move provided unsatisfactory accommodation, the floors were unlevel, the linoleum peeling, the general maintenance poor and the laundry facilities unkempt. The present residence, run by Winnipeg Regional Housing is very satisfactory. It is cleaner and in better shape than all previous dwellings. It took 3 years on a waiting list until the subsidized housing became available.

The rents in the three dwellings have varied from \$75.00 a month at the Shipley block plus \$4.00 hydro to \$115.00 a month at the McMillan Block plus \$5.00 hydro to \$60.00 at the new residence. The tenant has recently been notified that his rent will be increased to \$130.00 a month plus hydro as of January 1978. The provincial welfare department is presently covering this rent so the tenant is not troubled by the increase, assuming it will also be covered by welfare.

C. Group Three: Senior Citizens

1. The first tenant in this group is a single man, born in Canada, with junior high school level and a night school business diploma. His income, from old age pension and investments, averages \$413 - \$438.00 a month.

He lived at 543 Ellice for 3 years, moving out on April 30, 1976. He received one month's notice, and tried to get more time but failed. He enlisted the aid of the St. Mathews - Maryland Community Ministry in this bid for more time. He said that the building was considered to be a safety hazard. The landlord apparently considered putting in a sprinkler system, but then decided not to install the system. Also, the tenant mentioned that the building had been without a caretaker for three months.

The tenant was distraught about having to move, and felt the closure could have been avoided. Once he started looking for a new place, however, it took him about three weeks to find one. A friend told him of one place, but it turned out to be a "pigsty". He looked in the newspapers, and found a suite on Sargent Avenue in what he says was once a beautiful building but now was rundown. He did his own improvements and painting however, and moved in.

The tenant has applied to M.H.R.C. for senior citizens housing, but has slightly more than the maximum allowable savings at present.

The move to Sargent Avenue cost the tenant about \$10 which he gave to the friend who helped him move. He also gave a sofa to the friend. The move didn't change the distance to shopping facilities or to doctors (he goes to Deer Lodge), but now he is a bit farther from his recreation facilities and slightly farther from his friends.

The suite on Ellice was a partially furnished two room apartment containing a kitchen and one bedroom. He lived alone, and shared a common bathroom with five to ten other men. In his present accommodation on Sargent, he also lives alone, or sometimes has a friend stay with him. This suite, unfurnished, has a kitchen, livingroom, and one bedroom. Even though his new place is larger, he preferred the old one, as he felt was more convenient.

The cost of living in the Ellice suite was quite reasonable he felt - about \$45.00 a month and \$2.50 a month for hydro. At present he pays \$101.00 for rent and \$5.00 for hydro, and he is anticipating a raise in rent to \$130.00 in May, 1978. When this happens he will have to move again. He talked about moving in with a friend in the North Point Douglas area, but considered that this would be a move to the "slums". He is quite bitter about the anticipated increase in rent, particularly because the building is not maintained as he feels it ought to be - there are tiles missing from the bathroom floor, and there are silverfish.

The tenant rated the convenience of accommodations as follows:

	<u>Ellice Avenue Suite</u>	<u>Sargent Avenue Suite</u>
The cost to live in the building	good	good
The state of repair of the building	fair	good
Cleanliness of the building	poor	fair
Proximity to friends and relatives	good	fair
Closeness to city centre	good	fair
Bus service close by	good	poor
Closeness to place of work	n/a - retired	
Closeness to shopping area	good	good
Safety from crime	good	fair
Safety from fire	good	fair - one tenant, through smoking, set fire in his room three times.

He rated the physical condition of the building, and whether or not the condition was serious, as follows:

<u>Attribute</u>	<u>Ellice Avenue Suite</u>	<u>Sargent Avenue Suite</u>
Exterior walls of building deteriorating	no - brick building	no - brick
Unsafe stairways - not enough lighting	not bad	fairly good
Mice, rats, bugs in the building	no	yes - not serious
Cleanliness of halls and stairways	yes - very serious	fair to good
Cracked plaster or peeling paint	no	yes - very serious - the wallpaper was coming down, but the tenant replaced it at his own expense.

<u>Attribute</u>	<u>Ellice Avenue Suite</u>	<u>Sargent Avenue Suite</u>
Broken doors, leaky windows, roofs, drafts	no, not in his suite but yes in other suites (serious)	no
Inadequate heating	no	overheated - steam
Faulty electric wiring	no	no
Bad plumbing - not enough hot water	leaky tap	not enough hot water in daytime

2. The second tenant in the senior citizens group is a woman, a former resident of the Jamieson Block, 610½ Portage Ave., and at present living in an apartment building on Furby.

The tenant lived in the Jamieson Block for thirty-eight years before moving to Furby in October, 1976. She shared the suite with her widowed sister and their parents. Her parents are now deceased, and at present she shares the suite only with the sister; the tenant herself is not married. Between her sister's salary and her own old age pension, their annual income is between \$7,000.00 and \$10,000.00. The tenant's education level is junior high school. Before retiring she worked at Eaton's. She is Canadian by birth.

The tenant received a registered letter as notice of eviction. They were told in person though, before actually receiving the letter, so, all told, they had about one and a half to two month's notice. They felt that the building closure was coming, and so when they received the notice they were prepared for it.

Apparently the landlord tried to comply with the upgrading orders, but it proved to be too expensive. After 38 years the tenant and her family had begun to think about moving anyways, because in the last couple of years the character of the block had changed; there was rowdiness and incidents of drunkenness; they even had to call the police a few times.

They moved into the suite on Furby when the caretaker of the Jamieson Block told them about it. They found it hard to look around for a new place because they had no car. Another sister and her husband drove them around to some places but found nothing within their rent range. The newspapers were not too helpful because descriptions often did not match the actual suite. The tenant felt that one must see a place in person, not just read about it, to get an idea of what it is really like.

The financial cost of moving was small; a nephew and other relatives helped. They had to pay \$50.00 for a special truck to move the fridge and television set. The emotional cost of moving was extreme. A priceless family heirloom clock was stolen during the move. The cost of losing this clock, which was irreplaceable, was tremendous. The tenant bought a new clock, but says it's just not the same. It is also very difficult to leave a place that had been home for 38 years. The memories attached to it - of parents now deceased, and others - are too great to calculate. It has taken about a year to feel comfortable in the new suite. She says that at some point they would have had to move anyways, because of the changes in the Jamieson Block, but inspite of that, the impact of the move was tremendous.

In terms of distance to medical facilities, friends, and so on, the move has had no effect. The tenant retired from work in 1974, and the move took place in 1976, and so it had no effect on her job. The conditions which were important to her in choosing the Furby Street suite included such factors as good bus service, convenient distance to stores, church, and bank.

Both the Portage Avenue block and the Furby Street block had unfurnished apartments in them. The Portage Avenue suite had a livingroom, one bedroom, and a very large kitchen. They shared a bathroom with six other suites. The Furby Street suite has one bedroom, a kitchen, a livingroom, and a bathroom.

The Jamieson Block rent was \$75.00 a month plus \$8.00 a month for heat and hydro. The Furby Street suite costs \$150.00 a month plus \$10.00 - \$11.00 a month for heat. In both buildings the water bill was included in the rent.

The tenant rated the convenience of accommodation as follows:

	<u>Jamieson Block</u>	<u>Furby Street</u>
The cost to live in the building	good	fair
The state of repair of the building	poor	good
Cleanliness of the building	poor	good
Proximity to friends and relatives	good	good
Closeness to city centre	good	good
Bus service close by	good	good
Closeness to place of work	n/a	
Closeness to shopping area	good	good
Closeness to school, library	n/a	
Safety from crime	good	good (outside door is locked at night)
Safety from fire	poor - bad wiring	good

The tenant rated the physical condition of the buildings, and whether or not the condition was serious, as follows:

<u>Attribute</u>	<u>Jamieson Block</u>	<u>Furby Street</u>
Exterior walls of building deteriorating	yes, though not too bad	no - brick
Unsafe stairways - not enough lighting	no	no
Mice, rats, bugs, in the building	no	no

<u>Attribute</u>	<u>Jamieson Block</u>	<u>Furby Street</u>
Cleanliness of halls and stairways	no - serious (tenant washed them because caretaker was 80 years old)	no
Cracked plaster or peeling paint	no (but yes in other suites)	no
Broken doors, leaky windows, roofs, drafts	no	no
Inadequate heating	no	no - very warm
Faulty electric wiring	yes - but not serious	no
Bad plumbing - not enough hot water	no	no

3. The tenant subjects of this case study are two sisters, both in their 80's, one single and the other widowed. Both were born in Canada and have lived in Manitoba all their lives. The elder sister has a high school education, the younger, elementary school. They both collect an old age pension plus the supplement making a combined income of \$483.00 per month.

Theirs is not the characteristic case of eviction, for the landlord, frustrated by his inability to make a profitable business out of his apartment block, caused a fire there March 19, 1977. One man was killed in the blaze. The sisters had lived together in the apartment, 37 Kate Street for 21 years. The night of the fire, they were taken by the firemen to St. Boniface hospital. The next day they were contacted by the Salvation Army who put them up at the McLaren Hotel. After staying at the McLaren Hotel for 2 weeks, City Welfare contacted them and found them accommodation at their present address, a senior citizen highrise managed by Winnipeg Regional Housing.

The sisters have been considerably disoriented by the move. When they lived at Kate Street, they were within walking distance of Eaton's, and passed a good deal of their time browsing through the downtown shops. Because they had lived at Kate Street for so long, they had established a circle of social contacts whom they now have difficulty reaching. They have resorted to using the telephone to maintain contact. They feel alienated, expressing "living here is just like being in no man's land - seems like the whole day is gone doing nothing".

The Kate Street apartment was located within an apartment building. It was partially furnished although the sisters supplied their own refrigerator and stove. The apartment consisted of two large rooms, one bedroom and a sitting room which contained a modified kitchen; they shared the kitchen sink which was located in the hallway just outside their door. They shared the bathroom with 16 other persons. Their rent was \$95.00 per month plus \$10.00 for hydro. The new apartment is on the 7th floor of a modern public housing complex. The Salvation Army has provided all their furniture as most of their possessions were lost in the fire. The new apartment is larger, having two bedrooms, a large sitting room and a galley kitchen. The rent is \$134.00 per month.

When asked to rate the differences in convenience between their old and new accommodation, the tenants responded as follows:

	<u>57 Kate Street</u>	<u>New Accommodation</u>
a) the cost to live in the building	fair	poor
b) state of repair of the building	good	good
c) cleanliness of the building	poor	good
d) proximity of friends and relatives	good	poor

	<u>57 Kate Street</u>	<u>New Accommodation</u>
e) closeness to city centre	good	poor
f) bus service close by	good	fair
g) closeness to shopping area	good	poor
h) safety from crime	good	poor
i) safety from fire	fair	good

The tenants compared their old and present residences under the following headings:

	<u>57 Kate Street</u>	<u>New Accommodation</u>
a) deteriorating exterior walls	no	no
b) unsafe stairways	yes - not serious	yes - serious
c) mice, rats, bugs	yes - not serious	no
d) cleanliness of halls and stairways	yes - serious	yes - not serious
e) cracked plaster or peeling paint	no	no
f) broken doors, leaky windows	yes - serious	no
g) inadequate heat	yes - very serious	n/a
h) faulty electric wiring	yes - serious	no
i) bad plumbing - not enough hot water	no	no

The sisters would prefer to still be living at Kate Street. Their apartment was home. For most of their life at Kate Street, the landlords had been competent and had invested money in repairs and general upkeep. The new landlords let the building fall into disrepair; they were less cautious about the type of tenant they were allowing in.

The new apartment, although it has all the modern conveniences, has many faults. The bathroom and kitchen are too small, the lighting is very poor and the tenants have a difficult time seeing. They do not like being on the 7th floor for fire safety reasons. The kitchen lighting is especially poor, the cupboards are too high and there is no window in their new kitchen. The sisters admit that there are some conveniences that they may have become accustomed to and it would be difficult to live at Kate Street without them, for example, the laundry facilities, the elevator and the private bath.

4. The fourth tenant of this group was also a victim of the fire at 37 Kate Street. He is divorced, over 65 years of age and a Canadian citizen. He has elementary school education. He collects old age pension plus the supplement for a total monthly income of \$261.00. He lives alone.

The tenant has moved three times since the fire of March, 1977. He had previously submitted an application for public housing several years ago and saw any interim accommodation as a temporary residence until he was settled in a senior citizen apartment.

Immediately after the fire, the tenant moved into the house of a friend where he stayed for 4 months until the property was expropriated and he was evicted. On a lead from a friend, the tenant next found an apartment on Canora Street. This apartment contained a total of 5 rooms; 2 bedrooms, a livingroom, a kitchen and a bathroom. After having lived on Canora Street for one month, notice was received that a subsidized unit had become available and the tenant was able to move into his present residence.

In all cases, the apartments have been unfurnished. The Kate Street apartment consisted of only one room. Bathroom facilities were shared with 3 other households. Rent was \$72.00 per month plus \$3.00 for hydro. The

second residence, a house on Notre Dame had 6 rooms. The tenant rented a bedroom and shared the facilities of the rest of the house. The apartment on Canora Street was in a large apartment block. The rent was \$70.00 per month for the one bedroom apartment. The present apartment unit in a highrise apartment building is a bachelor suite with modified kitchen and a bathroom. The rent is \$62.00 per month.

The several moves have been made at minimum cost to the tenant. Except for the last move when Manitoba Housing paid for moving expenses, all moves have been assisted by a nephew at no cost. The tenant feels there was little effect on his life due to the moves, he is still and always was, centrally located, health services are convenient as well as shopping facilities. He makes use of the Age and Opportunity community centre and has his meals there occasionally.

The tenant was asked to rate his residences since the fire in terms of convenience. It was felt that since the house he shared on Notre Dame wasn't a typical rental situation, it would be best not to use it for comparative purposes. His responses follow:

<u>Attribute</u>	<u>Kate St.</u>	<u>Canora St.</u>	<u>New Residence</u>
a) cost to live in building	fair	poor	good
b) the state of repair of building	good	fair	good
c) cleanliness of building	fair	fair	good
d) proximity of friends and relatives	good	fair	good
e) closeness to city centre	good	good	good
f) bus service	good	good	good
g) closeness to shopping	good	good	good
h) closeness to library	poor	poor	good

<u>Attribute</u>	<u>Kate St.</u>	<u>Canora St.</u>	<u>New Residence</u>
i) safety from crime	fair	fair	good
j) safety from fire	fair	fair	good
k) closeness of recreational facilities	fair	fair	good

The physical condition of the three buildings were described as follows:

	<u>Kate St.</u>	<u>Canora St.</u>	<u>New Residence</u>
a) deteriorating exterior walls	no	no	no
b) unsafe stairwells	no	no	no
c) mice, rats, bugs	no	no	no
d) cleanliness of halls and stairways	yes-serious	yes - not serious	no
e) cracked plaster or peeling paint	no	no	no
f) broken doors, leaky windows	no	no	no
g) inadequate heating	no	no	no
h) faulty electric wiring	no	no	no
i) bad plumbing	no	no	no

The tenant prefers his new accommodation to all the rest. 37 Kate Street didn't have a caretaker in its later years and was beginning to look dilapidated. The Canora apartment had several young people as tenants and the noise and activity was difficult to live with. The new apartment is clean, relatively central and has rent geared to income. Laundry facilities are on each floor, there are communal recreational rooms, a convenient store and library. In this tenant's case, the reasons for living in the substandard conditions were twofold: he was reduced to accommodations with low rent because of his minimal income and he foresaw the eventuality of living in

public housing and therefore he viewed the interim housing as a temporary measure.

5. This case study again relates the history of a tenant residing at 37 Kate Street, the evening of the fire. She is a widower, over sixty-five years of age, born in Canada, of French decent. She lives alone. She completed her secondary school education. She collects old age pension of \$258.00 per month.

Immediately following the fire the tenant lived at the Aberdeen Hotel before being contacted by a city welfare official who assisted her in finding her present accommodation. The new accommodation is located in St. Vital and consequently the tenant has had to make several adjustments, having always lived downtown. The move has had a bad effect on the convenience of shopping facilities, medical facilities, distance from friends and relatives. It is a rather long walk down the street to the bus stop for the bus which takes her downtown. There has been some difficulty associated with young ruffians who are somewhat of a threat to persons leaving the building in the evenings.

The tenant had lived at Kate Street for 12 years. Her apartment consisted of one large room. A stove was provided, otherwise the unit was unfurnished. Washroom facilities were shared with 6 other women. When she first began living at Kate Street, she was paying \$27.00 per month plus \$2.00 hydro. At the time of the fire her rental payments had been \$60.00 per month plus \$5.00 hydro.

The present apartment is located on the 9th floor of a senior citizen highrise apartment building. The unit is unfurnished although a stove and refrigerator are provided. The apartment is a large room with a partitioned

sleeping area and modified kitchen arrangement. Rent is presently \$61.00 per month, utilities included. Washroom facilities are located within the apartment.

The move was covered by insurance therefore there was no financial hardship due to the move itself.

The tenant made the following responses when questioned about the features of living at Kate Street and at the new apartment:

	<u>Kate Street</u>	<u>New Apartment</u>
a) the cost to live in the building	poor	good
b) state of repair of the building	poor	good
c) cleanliness of building	poor	good
d) proximity to friends and relatives	good	good
e) closeness to city centre	good	poor
f) bus service	good	poor
g) closeness to shopping area	good	fair
h) closeness to library	good	poor
i) safety from crime	fair	poor
j) safety from fire	poor	good
k) closeness to parks and recreational facilities	good	good

When questioned about the condition of the two residences, the tenant responded with the following:

	<u>Kate Street</u>	<u>New Apartment</u>
a) deteriorated exterior walls	no	no
b) unsafe stairways	no	no
c) mice, rats or bugs	yes - not serious	no
d) unclean hallways and stairways	yes - very serious	no

	<u>Kate Street</u>	<u>New Apartment</u>
e) cracked plaster and peeling paint	yes - serious	no
f) broken doors and windows	no	no
g) inadequate heat	no	no
h) faulty wiring	no	no
i) poor plumbing	yes - very serious	

In addition to the above the tenant mentioned that laundry facilities were an important criterion in housing quality. The Kate Street apartment did not have a laundry room whereas the new-apartment building is equipped with washers and dryers on every second floor.

Despite the fact that the comparative responses would indicate that the newer apartment block is a nicer place to live, the tenant explained that she would be happier living back downtown at Kate Street. Before the new landlord took over, the building was well taken care of and she had friends nearby. She feels it was a nice district.

The tenant is happy at the senior citizen apartment block where she pays \$61.00 per month rent; however, she is conscious of the feeling of isolation living so far from downtown. She has applied for a new apartment downtown, but is still on the waiting list.

6. The tenant of this study is a 68 year old, separated, gentleman who has been living on his own, in boarding house accommodation for the last 30 years. He has secondary school education. His citizenship is Canadian, having been born in Canada. He collects an old age pension plus the Manitoba supplement for a total monthly income of \$260.00.

The tenant had been living at the Halliday Apartments on Hargrave Street for 3 to 4 years. Notice of his eviction came as a complete surprise. He had spoken to the caretaker a few months earlier about rumours he had heard regarding the construction of a new building on the site of the Halliday Apartments. The caretaker assured him nothing unusual was about to happen. September 1, 1976 the tenant received a typed note, delivered by hand, which said that he had one month to find new accommodation.

The tenant had a difficult time locating a new place to live. He was the last person in the Halliday block to move. When the power was shut off, he moved out the next day to live with his sister. On the recommendation of a friend, the tenant inquired about an apartment in the Warwick apartments. He moved to the Warwick where he stayed for less than a month, before returning to his sister's place. The Warwick was totally unsuitable: "nothing was good about that place". On the recommendation of another friend, the tenant discovered his present accommodation where he has been living for the past year. Last month he received another notice that his present residence will be demolished. He must leave the premises by December 30, 1977.

Because he has always tried to live downtown and all his recent moves have been downtown, the displacement has had no significant effect on the availability to familiar services and facilities. Furthermore, the moves have not been costly as a friend has provided his services and a truck for \$10.00 each time. The worst disruption has been the suddenness of the eviction notices and the difficulty in finding clean, convenient and inexpensive accommodations for a single, elderly gentleman.

His last previous residences have been similar in size as well as location. The Halliday and Warwick were both old apartment blocks. His present accommodation is a boarding house. The Halliday Apartment was furnished,

although he has supplied furnishings at his last two residences. The Halliday apartment was one room with shared bathroom facilities. The Warwick had one room with shared bathroom facilities. The tenant expressed his abhorrence of the conditions at the Warwick. Two drunken tenants would lock themselves in the shared bathroom facilities and drink. His present accommodation is one large room with a modified kitchen and a washroom facility just outside his door which he shares with four other households.

When asked to compare the conveniences of his last residences, the tenant made the following comments:

<u>Attribute</u>	<u>Halliday Apartments</u>	<u>Warwick Apartments</u>	<u>Present Residence</u>
a) the cost to live in the building	good	poor	good
b) the state of repair of the building	good	poor	fair
c) cleanliness of the building	good	poor	good
d) proximity of friends and relatives	good	good	good
e) closeness to city centre	good	good	good
f) bus service	n/a - he walks everywhere		
g) closeness to shopping	good	good	good
h) safety from fire	fair	poor	good

The tenant described the physical condition of the building as follows:

<u>Condition</u>	<u>Halliday Apartments</u>	<u>Warwick Apartments</u>	<u>Present Residence</u>
a) deteriorating exterior walls	no	no	no
b) unsafe stairways	no	unsafe elevator	no
c) mice, rats, bugs	yes - not serious	no	yes - not serious
d) uncleanliness of halls	no	yes-serious	no

<u>Condition</u>	<u>Halliday Apartments</u>	<u>Warwick Apartments</u>	<u>Present Residence</u>
e) cracked plaster or peeling paint	no	yes-serious	no
f) broken doors, leaky windows, drafts	no	yes-serious	no
g) inadequate heating	no	n/a	no
h) faulty wiring	no	yes - not serious	no
i) bad plumbing	no	yes-serious	no

With regard to the quality of his several living environments over the last four years, the tenant felt that cleanliness and the proximity to the downtown were key priorities. He liked the Halliday apartments the best because they met this criteria. The Halliday had an excellent caretaker who kept the building in immaculate condition. When he first moved there his rent was \$35.00 per month and when he left it was \$42.00 per month, all utilities included. He liked the Warwick block the least. He was caught in the elevator once for over 2 hours. The place was poorly maintained and not kept clean. His apartment had been up on the 5th floor and therefore he had to rely on the unreliable elevator. His rent for the one month he lived at the Warwick was \$55.00. The tenant likes his present accommodation. He is downtown, has a pleasant view from his window and the place is moderately well kept. His rent is \$55.00 per month.

Having been presented another eviction order, our tenant is at a loss as to where to go. He is unfamiliar with his tenant rights and did not know of the Rentalsmen services. He furthermore did not know of the services supplied by the Age and Opportunity Centre, Provincial or City Welfare. His sister applied several years ago for a Manitoba Housing Unit and they are still waiting to hear from the agency. It was evident, after having spoken with this

tenant that housing agencies simply do not have sufficient public presence. They can be of little service if the potential clients and those in need are not familiar with the assistance which is available from them.

D. Group Four: Native People

1. There are two tenants in this group, both woman, an aunt and her niece. They both moved from the apartment block at 107½ Osborne and currently live in the same building on Broadway.

The aunt lived at 107½ Osborne for about a year, moving out in July 1976. She was given a written notice of one month, and had been expecting it to come for some time. It took her only about a week to find a new place, and after asking the caretaker of the building, and some relatives to help her, she finally found a place through the newspapers.

This tenant is between 25 and 34 years old, she is single, and is Saulteaux. She's had about six years of education, and supports herself and her three children on provincial welfare assistance, which, besides paying the rent, gives her about \$56.00 a week.

The move in general made getting to necessary services easier. Shopping for instance can be done now just across the street. Getting to medical services is also easier now - one bus instead of two to get to the hospital. They are a bit farther from friends. The effect of the move on the children has been alright - the United Church day care is quite close, and they get a ride to school.

The provincial welfare paid the cost of the actual move. The movers broke the television set, and the tenant was paid \$50.00 for it, but that was not enough to cover the cost of repair or replacement.

Both the Osborne suite and the Broadway suite are in apartment buildings - the one on Osborne is over ground floor commercial premises, and are unfurnished. Both are self-contained with kitchen, bathroom, livingroom and one bedroom (on Osborne) and two bedrooms (on Broadway).

There were no conditions in particular that the tenant felt had to be met in looking for new accommodation - she just wanted a place to live. The Osborne suite rented for \$97.00 a month, paid by Welfare. The hydro bill came to around \$5.00 a month. The Broadway suite rent is \$148.00 a month, also paid by welfare. The hydro bill here, paid by the tenant, is \$12.00 a month.

In the Osborne suite the welfare would not pay for any repair work that had to be done, and the landlord was slow to make the repairs. The health inspectors also came around quite frequently. In the Broadway apartment the tenant was told by the owner that she (the tenant) would have to pay the cost of any repair work. This is expensive, because the family lives in a basement suite. The windows of the suite are right out at the sidewalk level (there is no frontyard), and at least one window is kicked in every weekend. This costs the tenant \$6.00 a window to have it repaired. Aside from this cost, the tenant prefers this suite to the one on Osborne, but is looking forward to the summer, when, she's been told, she'll be able to move into public housing.

The tenant rated the convenience of accommodation as follows:

	<u>Osborne</u>	<u>Broadway</u>
a) the cost to live in the building	fair	poor
b) the state of repair of the building	poor	poor - tenant pays for repair work
c) the cleanliness of the building	good	good
d) proximity to friends and relatives	poor	poor
e) closeness to city centre	good	good
f) bus service close by	good	good
g) closeness to shopping area	good	good
h) closeness to school	fair (took bus)	good (Kindergarten close by)
i) safety from crime	poor	poor
j) safety from fire	poor	fair
k) closeness to playgrounds	poor	fair (Young Street playground)

The tenant rated the physical condition of the buildings, and whether or not the condition was serious, as follows:

<u>Attribute</u>	<u>Osborne</u>	<u>Broadway</u>
a) exterior walls of the building deteriorating	yes	yes
b) unsafe stairs - not enough lighting	yes - very serious stairs very steep - a hazard for small children	no
c) mice, rats, bugs, in the building	no	no
d) cleanliness of halls and stairways	yes	yes

<u>Attribute</u>	<u>Osborne</u>	<u>Broadway</u>
e) cracked plaster or peeling paint	yes - not serious, walls remained dirty even after being washed	no
f) broken doors, leaky windows or roof, drafts	landlord paid for broken windows	tenant pays for broken windows
g) inadequate heating	yes - very serious	yes - very serious
h) faulty electric wiring	yes - very serious	yes - very serious
i) bad plumbing - not enough hot water	no	no

2. The second tenant in this group is the niece of the first tenant. This woman is single, 20 years old, and has a three year old son whom she supports with family allowance and provincial welfare. She has high school education.

She spent four months at 107½ Osborne before receiving a written eviction notice. She was given one month's notice, and moved out by the end of July, 1976. She had been expecting this letter, because her aunt had told her about it first. It took her about a week to find another place to live, after looking through the newspapers and asking her aunt for help.

In general, the move to Broadway has been an improvement - shopping and medical facilities are closer now. The effect on her son has been good too. He now has somewhere to play outside, behind the building, whereas on Osborne there was no yard at all; either in front or in back of the building.

The move was paid for entirely by the provincial welfare.

The suite on Osborne was actually one large room, unfurnished, with kitchen and bathroom, in an apartment building that had commercial space on the main floor.

The suite on Broadway, also unfurnished, and also in an apartment building, has a livingroom, kitchen, bathroom, and two bedrooms.

The rent on Osborne, paid by provincial welfare, was \$87.00. The hydro bill came to about \$6.00 a month. The Broadway suite costs \$148.00 a month, also paid by welfare. Hydro in this suite is \$9.00 a month. Repairs are also paid by the tenant.

When searching for new accommodation, this tenant, like her aunt, just wanted a place to settle in. When she first moved to the building on Broadway she was in a suite in one of the upper floors of the building. The heating in that suite was very bad, and so in May of 1977 she moved down into her present accommodation, in a suite in the basement. She is now just across the hall from her aunt.

In comparing the apartments, this tenant preferred the suite on Osborne because they were never bothered by the landlord or caretaker, and repairs were done when required. On Broadway the tenants were told that they must pay for all repair work. The landlord in this building seems to blame any problems on this tenant, her aunt, and/or their children. He also told them that they would have to keep the halls clean, that he would not do it. The niece feels that they are being used as scapegoats for anything that goes wrong in or around the block. She also mentioned being faced with discrimination when looking for a place to live. One landlord told her that he had two suites for rent but would not rent to Native people.

This tenant rated the convenience of accommodation as follows:

	<u>Osborne Suite</u>	<u>Broadway Suite</u>
a) the cost to live in the building	good	poor
b) the state of repair of the building	good	fair
c) cleanliness of the building	good	fair - tenants have to clean the halls
d) proximity to friends and relatives	n/a - except for aunt, family is out of town - the tenant tries to visit them about every two weeks	
e) closeness to city centre	good	good
f) bus service close by	good	good
g) closeness to shopping area	good	good
h) closeness to school	n/a - son is too young	
i) safety from crime	- tenant doesn't go out at night	
j) safety from fire	poor - only one exit	good
k) closeness to playgrounds	poor	good

The tenant rated the physical condition of the buildings, and whether or not the condition was serious, as follows:

<u>Attribute</u>	<u>Osborne Suite</u>	<u>Broadway Suite</u>
a) exterior walls of building deteriorating	no	no
b) unsafe stairways - not enough lighting	yes - very serious	no
c) mice, rats, bugs in the building	no	yes - but not serious
d) cleanliness of halls and stairways	yes - good	yes - but tenant has to clean it
e) cracked plaster or peeling paint	no	yes - serious - plaster falling from bathroom ceiling

<u>Attribute</u>	<u>Osborne Suite</u>	<u>Broadway Suite</u>
f) broken doors, leaky windows or roof, drafts	yes - not serious	yes - very serious
g) inadequate heating	no	yes - very serious - very cold in upper suite, before moving to basement
h) faulty electric wiring	no	yes - not serious has to pay for any repairs
i) bad plumbing - not enough hot water	no	yes - very serious - has to haul hot water from kitchen to bathroom in order to bathe her son adequately

E. Group Five: Social

1. The case study which forms this last category exemplifies a situation where the previous accommodation satisfied an aesthetic and social function for the tenant. The interviewee is in her early twenties, single, a citizen of Canada. She has a partial university education and a combined income between herself and her boyfriend of \$800.00 per month. The tenant and her boyfriend resided at 11 Kennedy Street for 18 months before they received their eviction notice. They were informed of the eviction by a registered letter which gave them 3 months to move.

The immediate reaction to the notice was anger. Living at Kennedy Street had meant more than just living in an apartment, it was also a lifestyle. The building had some historic merit. The interior of the building was unique, having beautiful woodwork, stained glass windows, large hallways and large apartments. The tenant and her boyfriend shared the caretaking responsibilities and therefore had a reduced rent of \$50.00 for a one bedroom, unfurnished apartment. The tenant, during the interview expressed that there was a

community spirit in the building; the tenants were all around the same age and shared a similar lifestyle. Having to move meant breaking up a large cohesive social circle which had become very special to them.

The tenants formed an action committee and petitioned city council to be lenient in the enforcement of the upgrading orders and to consider an alternative to the costly fire safety measures required by the building inspection staff. These proceedings delayed the actual move for several months. Once the case was lost however, it took the tenants two weeks to find new accommodation.

The method used to find a new apartment was through the use of newspaper ads, and building 'for rent' signs. They have moved 4 times since leaving the Kennedy Street apartment. Although they state that the greatest impact of the move was an emotional one, the change in location had several unfortunate effects. The tenant had to quit her job because she was upset by the move and because the displacement made it difficult for her to get to work. They were dislocated from shopping, familiar services, friends and school. They were assisted in their move by friends therefore there can be no financial cost attributed to the move.

Their first new apartment was at 36 Smith Street where they stayed for two months. The Smith Street apartment was in an apartment block, their unit was unfurnished and had four rooms, a living room, modified kitchen, bathroom and bedroom. The rent was \$147.00 per month plus \$6.00 for hydro and \$20.00 for parking for a total of \$173.00 a month. They found living in such a small apartment was confining so they moved again within the Smith Street apartment block to an apartment which had a livingroom, kitchen, bathroom and one bedroom. With hydro and parking the total rent for this apartment was \$211.00.

The Smith Street building proved unsatisfactory. Most of the tenants in the block were elderly citizens. The tenants were uncomfortable, feeling their daily activities were always under the surveillance of the other tenants in the building. Consequently they began to look for another apartment.

They found a large apartment in a modern building at 1700 Taylor where they lived for 6 months. The apartment was a two bedroom, unfurnished suite with a livingroom, dining room, kitchen and bathroom. The rent was very high at \$235.00 plus \$6.00 hydro.

All the time, the tenants were looking for suitable, inexpensive accommodation downtown. They finally found a one bedroom apartment in an old apartment block for a total rent of \$124.00. They are satisfied with their present apartment.

When asked to evaluate the living environment of the previous residences, the tenant was requested to only describe the conditions at Kennedy Street, Taylor Street and the new apartment. The time spent at the Smith Street apartment was too short for to be relevant.

<u>Attribute</u>	<u>Kennedy St.</u>	<u>Taylor St.</u>	<u>New Apartment</u>
a) cost to live in building	good	poor	good
b) the state of repair	fair	good	fair
c) cleanliness of building	fair	good	fair
d) proximity to friends and relatives	good	good	good
e) closeness to city centre	good	good	good
f) bus service	good	good	good
g) closeness to work	good	good	good
h) closeness to shopping	good	good	good
i) closeness to school	good	good	good

<u>Attribute</u>	<u>Kennedy St.</u>	<u>Taylor St.</u>	<u>New Apartment</u>
j) safety from crime	poor	fair	fair
k) safety from fire	poor	poor	good
l) closeness to recreational facilities	good	good	good

With regard to the physical condition of the buildings, the following comments were solicited:

<u>Condition</u>	<u>Kennedy St.</u>	<u>Taylor St.</u>	<u>New Apartment</u>
a) deteriorating exterior walls	yes-not serious	no	yes-not serious
b) unsafe stairways	no	no	no
c) mice, rats, bugs	no	no	no
d) unclean stairways and hallways	yes-not serious	no	no
e) cracked walls and peeling paint	yes-not serious	no	yes-not serious
f) broken doors, leaky windows, drafts	no	no	no
g) inadequate heating	no	no	no
h) faulty wiring	no	no	no
i) poor plumbing	no	no	no

The search for an accommodation which had the kinds of amenities available at the Kennedy Street apartment led the tenant to a number of different apartments having a range of facilities at a range of prices. The eviction from the Kennedy Street building was partly complicated by the several subsequent moves it entailed but more so, it created a hardship to the tenants who were emotionally attached to the building and their neighbours. It took 4 moves within a matter of 8 months to find a comparable residence.

V. CONCLUSIONS

The hardships suffered through the process of displacement and relocation are not new, nor is it correct to consider the circumstances surrounding any one particular cause to be more severe than any other. What we can learn through a review of the cited case studies is that individual households have different motivations for living in their standard of accommodation. Each household also experiences different difficulties in trying to find new housing. It has not been the researchers' responsibility to evaluate the degree of hardship caused through the unexpected move, but to record the comments gained in the interviews and synthesize the responses, to discover the caveats in the displacement process.

The case studies revealed common frustrations in the rehousing process. There was difficulty in finding similar, low cost housing. Finding a desirable location, often a downtown location, was frequently mentioned. There were emotional complications associated with the moves, the uprooting process and the consequent disorientation. There were complaints that the new environment was not comfortable and home-like. Furthermore, although it is recognized that relocations should be a self-help project, many of the case study tenants were unaware of the housing agencies and assistance available to them.

The tenants cited several features which they evaluated as important when seeking new accommodation. A priority was low rent. There was a willingness of most tenants, for various economic reasons, to put up with poor maintenance in favour of low rents. Paradoxically, good apartment management and caretaking were mentioned as being of prime importance. In several instances, it was related that when new management took over the old apartment block, general upkeep and cleanliness were ignored making the apartment an eyesore to both the tenants and the building inspectors. It was therefore not so much the more fundamental

structural problems of the building which were pointed out, but rather the overall upkeep of the building. Lastly, the tenants valued locational considerations. They preferred to be close to buses, on a rapid roadway line to downtown, or else living downtown.

It should therefore be the objective of this study to work to alleviate the hardships experienced by the tenants with an eye to the positive features realized in living in older apartment blocks which are below the accepted minimum standard for fire safety and health purposes.

It is recognized that there are cases where a building is in gross disrepair due to neglect and old age and it would require excessive funds to rehabilitate the building to bring it up to minimum health and safety standards. The landlord, in this case is justified in closing the building; demolition the likely answer. However, where there is a possibility of preserving the older structure, maintain its historic and aesthetic features while at the same time preventing the evictions of the tenants, all efforts should be made in that direction.

VI. RECOMMENDATIONS

Where displacement is inevitable, measures should be taken to ease the problems experienced in relocation. These actions are listed below:

1. The city should assume responsibility for the results of its code enforcement policies. The city should develop a relocation policy which will set as its goal a method for rehousing those persons displaced by the enforcement of their building codes in housing which is both economic and locationally similar to their previous residence. The landlord should be required to inform the city that his tenants will be needing new accommodation.

2. There is a need for more low cost housing to reduce the enormous waiting lists of those persons on welfare or senior citizen pensions.

3. Greater consideration should be given to the location of public and other forms of low cost housing, as most people who require accommodation in this form of housing would like to remain near the downtown area of the city.

4. There is a need for emergency, temporary housing for those seeking an interim accommodation until suitable premises can be found.

5. The city should encourage a replacement scheme, whereby for every housing unit lost through demolition due to code enforcement, a new housing unit is constructed. Many of the units currently being removed from the housing market provide accommodation for the hard-to-house and persons with special needs.

6. There is a need for better co-ordination among housing agencies. This could be accomplished through a rehouse registry which would be composed of two parts; one which would list those tenants looking for housing, their past addresses and new addresses to be held in the confidence of the housing agencies, and secondly a listing of all available housing provided on a cross-reference basis from all housing agencies and private landlords.

7. Landlords should be required to serve a three-month eviction notice to tenants regardless of their leasing agreement. At present, only one month or one week is required if there is no lease, and the tenant pays rent on a monthly or weekly basis respectively; and 3 months is required only if the tenant has signed a lease.