

ANNUAL REPORT

2023-2024



WEST TORONTO COMMUNITY
LEGAL SERVICES

HERE FOR OUR COMMUNITY



WALK-IN HOURS
Monday 9 AM to 5 PM
Tuesday 9 AM to 5 PM
Wednesday 9 AM to 5 PM
Thursday 9 AM to 12 PM
Friday 9 AM to 5 PM

Closed from noon to 1 PM for lunch
Register at any time on our website
www.wtcls.org

Land acknowledgement

We acknowledge that we are located on land that is part of the Treaty Lands of the Mississaugas of the Credit, as well as Shared Lands and Territory held under the Dish With One Spoon Treaty between the Anishnaabe and Haudenosaunee Nations.

By acknowledging the treaties that co-created Canada and by recognizing the shared land status we live with today, we seek a new mutually respectful relationship with First Nations, Inuit, and Métis Peoples.

A message from our Executive Director

ELISABETH BRÜCKMANN



I would like to extend my gratitude to the staff and Board of WTCLS for their incredible work over 2023/2024. This was an interesting year as we saw a number of changes in personnel and people took on new and challenging responsibilities.

We have some new faces as you will see in this report. Among these, we have been joined by a new social assistance lawyer, Jenna Smith, who came to us after practicing at the Jane Finch Community Legal Clinic. Jenna works closely with our community legal worker, Helle Hulgaard, to help clients with social assistance matters ranging from ODSP denials, to Old Age Security applications, to alleged overpayments. Jenna is a wonderful addition to the social assistance team. We were also joined by Zahra Rashid, a trained Social Service Worker who is taking the lead on community education sessions for people applying for subsidized housing in the City of Toronto.

Our student program is going strong and we continue to see the people we have trained going on to careers in legal aid and at legal aid clinics. Joey Jang, last year's articling student is now at the Advocacy Centre for Tenants of Ontario in their Tenant Duty Counsel program. Among our outstanding placement students from Lincoln Alexander Law School at Toronto Metropolitan University, Jonathan Ioannidis recently let us know he has been hired as a new lawyer at the Mississauga Community Legal Services. It is really inspiring to see this next generation of social justice advocates setting out on their career paths. Many other legal and social work students made their mark at WTCLS over the past year, adding energy and new ideas to our workplace while making a difference to the lives of community members.

Our legal team continues to take on very challenging cases. It is always a struggle to keep the

workload under control. Of note, we are seeing more cases going to the Ontario Superior Court and Ontario Divisional Court and it is now not uncommon to see our housing lawyer, Elysha Roeper, at her desk in a full set of legal robes which are still required even for zoom hearings! Our housing team has been equally busy as described later in this report. Anchoring it all is our administrative team. Rob Routh, Maggie Szlimak, and our newest addition, James Polak, engage with clients and callers and keep us functioning smoothly.

The Board, staff, and I are looking forward to the coming year. We have engaged the services of a facilitator to assist us with strategic planning. We will assess what we have achieved since our last round of strategic planning (pre-COVID) and where we would like to see the organization develop going forward.

We are always happy to have input from our members and the broader community in West Toronto. What issues are important to you? What services would you find useful? What could we do to make WTCLS more accessible and welcoming to the people we are here to serve? Please do not hesitate to contact me if you have comments, feedback, or ideas.

▶ [SEND FEEDBACK TO INFO@WTCLS.ORG](mailto:INFO@WTCLS.ORG)

Helping survivors find housing

Obtaining special priority for subsidized housing for survivors of domestic violence

Among the many services that WTCLS provides to community members is to support people who are escaping domestic violence to apply for Special Priority Placement on the Centralized Waiting List for Subsidized Housing (the SPP program). The Province of Ontario, through the Housing Services Act, requires all municipalities to provide priority access to subsidized units to people who are fleeing domestic violence or human trafficking. The mandate recognizes the extraordinary harm of such violence and the cycle of trauma that follows. The SPP program is intended to disrupt this cycle by providing an escape route for the mostly women and children who experience abuse.

In 2024, our Social Worker, Kiera Royle, received more requests for assistance with SPP applications than ever before.

In 2024, our Social Worker, Kiera Royle, received more requests for assistance with SPP applications than ever before. The process of applying can be challenging as applicants must obtain a detailed support letter from a Social Worker or other professional that sets out the facts of their case. When Kiera has assessed an applicant, she will write a letter confirming her professional opinion that the person meets the criteria for the program. WTCLS is then required to endorse the application as an agency.

To add to the challenge, applicants must produce documents to demonstrate that they co-habitate or co-habitated with the abuser. It is not uncommon for applicants who have fled an abusive home to tell Kiera that they did not stop to collect their phone bills or a copy of their lease. Many applicants have no documentation at all. All of this material needs to be collected within a tight timeline.

Once Kiera has pulled all the documents together, there can be a long back and forth with the staff at the City of Toronto who administer the program. City

staff may have questions or want to see more documentation. Ultimately, there is a Review Body at the City that can review decision making.

While we work closely with City staff on a broad range of issues and projects relating to our Housing Hub, we are always, first and foremost, committed advocates for our clients. In 2024, Kiera's hard work and advocacy resulted in 11 clients being approved for the SPP program.

Kiera is also now involved in conversations with the City and with other housing advocates around possible changes to SPP. The City has a number of proposals to try to address the growing demand for this priority placement. We have been very happy to see the City engage with community agencies around proposed changes to ensure that any new rules or practices improve the function and transparency of the program, do not re-traumatize victims, and ensure that those fleeing violence have the best chance of finding the safe home they need for themselves and their families.

Our work by the numbers

Every year it seems that the demand for our services increases. Below are just a few of the numbers that set out the extraordinary need for legal assistance and housing supports throughout our catchment area.

2,612

Requests for legal and housing hub assistance over the past year. Members of our community reach out to us through our website, by phone, email, or in person at our office.

1,480

Legal cases opened (or re-opened) across all four practice areas: landlord & tenant law, social assistance, employment law, and immigration.

781

People received services from our housing hub. This including support with housing searches, applications for subsidized housing, Rent Bank applications, and case management supports.

1,864

Referrals made from our front desk and by our caseworkers to other community supports and services.

On the legal side, we opened (or re-opened) almost 1,500 cases over the past 12 months. Of these, at least half were community members contacting us about problems with rental housing. This included everything from serious maintenance concerns, to people calling because their landlord had illegally locked them out of their unit or was threatening them with eviction. About a quarter of the remaining cases were opened for people calling because of problems accessing social assistance supports. We help many community members with obvious disabilities who have seen their applications for Ontario Disability Support Program (ODSP) supports denied. Others have had their benefits cut off. We are also there to assist older community members struggling to access Old Age Security and Canada Pension Plan benefits. The remainder of our cases involve low-income employment and immigration matters. We also help people in West Toronto with affidavits, commissioning, and notarization.

Our Housing Hub served almost 800 people over the past year. We helped people to find market rent units within their budget – an increasingly difficult task – and we helped people to navigate the often challenging process of applying for subsidized and specialized housing. Our Rent Bank staff helped many clients in arrears to access Rent Bank grants. Lastly, our licensed Social Worker maintained a steady caseload of clients with more complex needs to access a range of resources and stabilize their housing.

Meet some new faces at WTCLS!



JENNA SMITH

Jenna joined WTCLS as the our new Social Assistance lawyer in February 2023. Jenna has a BA in International Relations from her hometown of Kelowna, British Columbia. She graduated law school at the University of Ottawa where she completed internships with the tenant division of the university's legal clinic as well as with the disability advocacy organization, Reach Canada. Jenna completed her articles at a criminal defence firm in Toronto. Prior to coming to WTCLS, she worked as a lawyer at Jane Finch Community Legal Services. Jenna has loved to get to be a part of the WTCLS team and is excited to continue to serve and advocate for the community of West Toronto where she lives.

JAMES POLAK

James recently joined the WTCLS administrative team on a part-time basis. He can be found on Wednesdays and Fridays working with clients at our front desk. James is trained as a paralegal and previously worked as a placement student at Neighbourhood Legal Services in Toronto's downtown core. James is very happy to be back in the clinic system at WTCLS. He is very organized and says that once he saw the WTCLS office label maker and all our assorted envelopes, he knew it would be a good fit! In addition to his work at the clinic, James has his own independent part-time paralegal practice. James has had a range other career and life experiences including tutoring children in math and science as well as working in hair salon. He enjoys swimming and video games. An active and creative member of our social committee, James reports that he will join any activity if there is a promise of snacks! James loves all animals and has a pet dove named Pepper.



OLIVIA DOOLEY

After doing impressive work with our housing law team as a student caseworker in 2023, Olivia returned to the clinic as an articling student in the summer of 2024. Olivia has a real passion for tenant justice sparked by her experience of growing up in a subsidized apartment building in North Toronto. She is particularly interested in exploring the intersection of community organizing and legal case work. Olivia has a law degree from York University. During her legal studies, she completed the Intensive Program in Poverty Law at the Parkdale Legal Clinic where she worked in the Landlord & Tenant Division. Olivia also has an MA from Carleton University and an Honours BA from the University of Toronto. In her spare time, Olivia enjoys hanging out in her hammock, listening to podcasts and talking about wanting to read more!



ROSHELLE MCNEIL

WTCLS is delighted to have Roshelle with us for the Fall of 2024. Roshelle is a fourth year social worker student at Toronto Metropolitan University. Roshelle previously completed an Honours Bachelor of Science degree at the University of Toronto in Psychology and International Relations. In addition to her current studies, Roshelle works as a social support coordinator at a community organization where she helps people to access furniture and food supports, along with various other seasonal programs. When Roshelle is not working or in school, she enjoys the simple things of life such as going for hikes, watching the autumn leaves change, and making snow angels on a snowy day. Roshelle's long term goal is to continue to pursue a career in social work and obtain her Masters in the field. WTCLS is excited to be a part of her journey.

EMILY SICOVA

Emily is a third-year law student at the Lincoln Alexander School of Law, completing the Professional Placement component of her Juris Doctor Degree. With a Bachelors Degree in Politics and Governance, minoring in Criminology, Emily is passionate about uncovering systemic barriers to justice, while also supporting underrepresented voices. She currently balances her work at WTCLS with a position as a Graduate Assistant at TMU, where she assists Undergraduate Criminology students in critically analyzing the dangers of understanding crime solely through statistics. Emily began her advocacy journey in a Women in The House Program, where she advocated for the inclusion of women's distinct labour force experiences within the eligibility criteria of Parliament's socioeconomic policies and programs. She is excited to broaden these advocacy skills at WTCLS.



Housing Help/Rent Bank Worker Zahra Rashid delivering a community training on the MyAccessToHousingTO portal.

Exciting new changes in our City-funded Housing Help program

The past year has been a busy and exciting one for the Housing Help team at WTCLS. We are now funded as one of 12 City of Toronto Housing Hubs. These Hubs, located in community agencies spread across the City, are each intended to be a “one-stop-shop” for people in their area to access services to stabilize existing housing or find new housing. Each Hub provides basic housing help services, community based services, case management for clients with more complex needs, and direct access to the City-funded Rent Bank. The hubs also connect people with a broad range of other resources.

A summer of community-based education

Among the new activities at the WTCLS Hub was a community-based education initiative focused on MyAccessToHousingTO. MyAccessToHousingTO is the new online portal which has replaced paper applications to City of Toronto rent-geared-to-income housing. The portal is intended to allow people to easily add their names to the waiting list for subsidized housing, update their applications over time as their circumstances change, and express interest in units when offers become available.

Like all internet portals, MyAccessToHousingTO, can be challenging for new users. For some community members who may be less familiar with or may lack access to technology, the move from paper to MyAccessToHousingTO created some real barriers. Responding to this, the City supported all the Housing Hubs, including WTCLS, to initiate a community education campaign. The City provided funding for new staff to make it happen. WTCLS hired Zahra Rashid, a trained Social Service Worker, who had com-

pleted a student placement at WTCLS in 2023. We were delighted to have her rejoin us to take the lead on this project. The City provided intensive training in facilitation. Then, over the summer of 2024, Zahra and a co-worker attended regular sessions at local libraries every week to introduce community members to the portal and assist them in navigating it themselves. Where attendees needed additional support, appointments were made to meet one-on-one at our offices.

As many readers will know, WTCLS has a long history of active presence in the West Toronto community. Prior to COVID, we attended regularly at partner locations throughout our catchment to connect with people who needed our services. We lost some of that contact during COVID. The community education work on MyAccessToHousingTO has been a very enjoyable step back into a greater community presence. We will be continuing this work going forward and we are hoping to bring these sessions to other locations in throughout West Toronto.

Greater demand for Rent Bank supports

Also in the past year, we reorganized our team to increase our Rent Bank staff. The Rent Bank is a program that provides grants to people who have fallen behind in their rent but are living in otherwise sustainable housing. Funded by the City of Toronto, the Rent Bank plays a major role in preventing evictions where tenants have been hit by something unexpected, a surprise bill, a short-term lay off, or other financial demand that leaves them without sufficient funds to pay their usual rent. With the very high rents in the City, just the smallest pressure on a family's budget may leave them in arrears. The Rent Bank can help such Toronto residents to pay back outstanding rent and avoid eviction. The Rent Bank can also provide first and last month's rent to people who need this to secure new housing. It is not surprising that the demand for this program is substantial and all the housing hubs are asked to process many Rent Bank applications every month. WTCLS now has two staff people, Zahra and Samantha Wright, who are available to meet with applicants and help them with the application process.

New Partnership with the Furniture Bank

WTCLS also recently entered into a new agreement to become a referring agency to the City of Toronto funded Furniture Bank. The Furniture Bank collects good quality donations of furniture and housewares and makes these available to community members who are setting up a new home or re-establishing themselves after an unexpected event such as a flood or infestation. As a referring agency, our Hub staff no longer have to jump through hoops to help



Romkey Chowdhury and Samantha Wright

people to access this valuable resource. Staff can identify that their client would benefit from this service and take immediate steps to arrange an application to the program. Shortly thereafter, the community member will have a planned visit to the Furniture Bank to obtain the items they need.

In short, there has been a lot going on and we don't see the demand for our services letting up any time soon. The need for housing help in all its forms is real and growing. We really value the partnership with the City of Toronto and we look forward to the work ahead.



(L to R): Zahra Rashid, Yodit Wendim and Morena Carranza

PASSING THE BUCK

Above-Guideline Increases allow landlords hike rent year-over-year

In last year's Annual Report, we described the growing problem of the "financialization" of the rental housing market in the City of Toronto. In addition to large corporate landlords consolidating ownership of rental buildings, we have seen the rise of new investment vehicles such as real estate investment trusts (REITs). These entities are driven by profit. Left to their own devices, these landlords will cut costs and increase rents as high as they can in order to make as much money as possible.

Effective provincial rent control legislation is intended to hold this drive for profit in check. Under the Residential Tenancies Act (RTA), a landlord cannot increase the rent on a residential unit more than once every 12 months and that increase is limited by an annual Provincial guideline (currently 2.5%). This system allows tenants to have some confidence that they will be able to afford their rent in the future.

However, legal clinics are increasingly being contacted by tenants who have received notice of Above-Guideline Increases in rent. Commonly referred to as "AGIs", these can add up to a 3% increase to annual rents on top of the annual guideline. In some cases, the increases can be higher still. Tenants in housing that was affordable can suddenly find that their rent is unsustainable.

"AGIs" can add up to a 3% increase to annual rents on top of the annual guideline

AGIs are allowed under the Residential Tenancies Act (RTA). Since 1992, landlords have been able to apply to increase rents above the usual guideline to reflect unusual costs. In theory, tenants obtain the benefit of infrequent capital expenses such as re-doing balconies or replacing roofing, and the AGI allows the landlord to transfer some of this expense to all the tenants through a higher rent increase. In 2006, however, amendments were introduced to expand



WTCLS housing lawyer Elysha Roeper has seen an increase in AGI applications

this option. Landlords may now get approval to increase their tenants' rent to cover up to 100% of the cost of capital expenses related to a residential complex. "Capital expenses" can include all manners of renovations (aside from regular maintenance), security services, and aesthetic improvements to a residential complex. AGIs can also be requested to cover "extraordinary" property tax increases.

Tenants may have to pay to repair years of neglect

The capital expenditures that are the basis for AGIs can take many forms. A landlord may be taking on larger scale necessary work, such as major maintenance to balconies or roofing. However, we also see landlords taking on unnecessary aesthetic renovations in an effort to attract new higher paying tenants. Existing tenants may obtain no benefit from these renovations but are expected to cover the cost. In other cases, landlords may be taking on large scale work because of historical neglect. Tenants who have suffered for years because of a lack of maintenance are expected to cover the cost of a larger expense when the maintenance problems reach a breaking point.

Tenants are looking for the safety and security of a home. Landlords are looking for profit

The AGI system allows the landlord to transfer all these costs to the tenants, effectively “off-loading the cost of doing business”. But a rental agreement is only a business transaction for the landlord who has arguably chosen this field of enterprise. Like all businesses, the decision to engage in the venture should include some foresight and planning with respect to costs and risks. This would include not only the likelihood that they will have to undertake major renovations at times, but also the likelihood that property taxes may increase, another cost that can be passed along via the AGI system. The tenant, on the other hand, has entered into the contract to obtain the safety and security of a home. It is not a business transaction. In order to maintain their home, they need to know that they can afford it in the future.

Organized tenants can push back against rent increases

This is an area where tenants, advocates, and others need to come together to focus on strategies for law reform to limit or eliminate AGIs. Our partner clinic, Rexdale Community Legal Services, is currently taking a step in this direction by organizing a Housing Justice Roundtable. Our housing lawyer, Elysha Roeper, will be joining the event in late October to contribute to the conversation.

For tenants who have received notice of an AGI, you can learn more about the process and find your local organized tenant union by checking out these resources:

Federation of Metro Tenants' Associations
www.torontotenants.org

Steps to Justice
www.stepstojustice.ca

Advocacy Centre for Tenants of Ontario (ACTO)
www.acto.ca

A message from our Treasurer

KAM MANGAT



I have been the Treasurer of the Board of West Toronto Community Legal Services since 2020. I am an executive at NEXE Innovations, a compostable materials solution company. I have Bachelor of Commerce from the University of Toronto and an MBA from the University of Western Ontario. I am also a Chartered Financial Analyst.

The purpose of our annual external audit is for the auditor to express an opinion on the truth and fairness of an organization's financial statements. An external audit provides an independent third party assessment of the financial statement, and ensures accountability of management performance, as well as a reasonable basis for our members and the public to rely on the financial statements.

The audit of the finances of WTCLS for the fiscal year of 2023-2024 was performed by the accounting firm Chaplin & Co., who have handled our audit for many years.

The auditor verifies that the accounting records and policies are in order to ensure the financial statements are accurate, complete, and in adherence with generally accepted accounting principles.

The two primary funders of our work are Legal Aid Ontario and the City of Toronto. I would like to acknowledge and thank our funders for their continued support.

I would also like to thank the auditors for their services this year. You will find opposite this page a summarized version of the Audited Financial Statements.

The full Audited Financial Statements for 2023-2024 are available on our website!
www.wtcls.org

Report of the Independent Auditor's on the Summarized Financial Statements

To the Board of Directors of
West Toronto Community Legal Services Inc.

Opinion

The accompanying summarized financial statements, which comprise the summarized statement of financial position as at March 31, 2024, the summarized statement of operations and changes in fund balances and summarized statement of cash flows for the year then ended, and related notes are derived from the audited financial statements of West Toronto Community Legal Services Inc. for the year ended March 31, 2024.

In our opinion, the summarized financial statements are a fair summary of the audited financial statements on the basis described in Note 1.

Summary Financial Statements

The summarized financial statements do not contain all the disclosures required by Canadian accounting standards for not-for-profit organizations. Reading these summarized financial statements, therefore, is not a substitute for reading the audited financial statements and the auditor's report thereon.

The Audited Financial Statements and our Report Thereon

We expressed an unmodified audit opinion on the audited financial statements in our report dated October 11, 2024.

Management's Responsibility for the Summarized Financial Statements

Management is responsible for the preparation of the summary financial statements on the basis described in Note 1.

Auditor's Responsibility

Our responsibility is to express an opinion on whether the summarized financial statements are a fair summary of the audited financial statements based on our procedures, which were conducted in accordance with Canadian Auditing Standards (CAS) 810, Engagements to Report on Summary Financial Statements.

Chaplin + Co. LLP

Chaplin & Co. LLP, Chartered Professional Accountants
Licensed Public Accountants
Toronto, Canada
October 11, 2024

Note 1

The information selected by management for presentation in the Summarized Annual Financial Statements has been identified as being the most pertinent and useful financial data for inclusion in the West Toronto Community Legal Services Inc's annual report.

Summarized Statement of Financial Position As at March 31, 2024

	<u>2024</u>	<u>2023</u>
Current assets	\$ 119,242	\$ 98,549
Capital assets	7,559	35,851
Total assets	<u>\$ 126,801</u>	<u>\$ 134,400</u>
Liabilities	\$ 89,638	\$ 101,740
Fund balances	37,163	32,660
Liabilities and Fund balances	<u>\$ 126,801</u>	<u>\$ 134,400</u>

Summarized Statement of Operations and Changes in Fund Balances Year ended March 31, 2024

	<u>2024</u>	<u>2023</u>
Total revenues	\$ 1,364,202	\$ 1,336,689
Total expenses	1,353,133	1,334,594
Excess of revenue over expenses	11,069	2,095
Fund balances, beginning of year	32,660	30,565
Repayment of LAO Funds	(6,566)	-
Fund balances, end of year	<u>\$ 37,163</u>	<u>\$ 32,660</u>

Summarized Statement of Cash Flows Year ended March 31, 2024

	<u>2024</u>	<u>2023</u>
Cash flows used in		
Operating activities	\$ 7,504	\$ 14,822
Investing activities	-	(15,118)
Increase (decrease) in cash	7,504	(296)
Cash, beginning of year	66,423	66,719
Cash, end of year	<u>\$ 73,927</u>	<u>\$ 66,423</u>

These summarized financial statements do not reflect the substantial value of services contributed by volunteers.

Precedent-setting case recognizes unique circumstances of Indigenous Tenants

A new case from the Landlord and Tenant Board (TCHC v. SM) set a major precedent this year. Applying the so-called “Gladue Factors”, the Tribunal recognized for the first time that it must approach cases involving Indigenous tenants in a way that recognizes the unique circumstances of Indigenous people in Canada. WTCLS wishes to acknowledge and congratulate the hard work of our colleagues at Aboriginal Legal Services for this amazing achievement!

What are the “Gladue Factors”?

25 years ago, in 1999, the Supreme Court in a case called R. v. Gladue, ruled that criminal courts must consider the background of Indigenous offenders in sentencing. This is particularly the case when the court is considering a serious penalty such as imprisonment. The factors that must be considered, such as discrimination, physical abuse, separation from culture or family, drug and alcohol abuse, are now commonly referred to as Gladue Factors.

Bringing Gladue Factors to the LTB

This year’s LTB decision brings those considerations to the LTB. In the case that was before the Board, the tenant agreed that he had committed an illegal act in the premises (partially due to alcohol use at the time). The tenant was found guilty of an offense in the criminal courts, but the court was waiting for the eviction hearing to resolve to decide whether the tenant would serve a sentence in prison or on house arrest. The adjudicator heard detailed testimony including the tenant’s evidence about his own history and circumstances: he is described as an older Inuit man from Nunavut who had attended an Indian Day School as a child and suffered grave trauma owing to colonization and family displacement. He had a history of alcoholism and multiple physical disabilities. He was also working to address his history of trauma and use of alcohol and had numerous community supports in place. The Board took all this into careful consideration. While the Board acknowledged that eviction is not the same as imprisonment, nevertheless it found that eviction is a “draconian” remedy which can have a devastating impact on a vulnerable tenant. Ultimately, the Board preserved the tenancy with the provision that the tenant comply with certain conditions such as refraining from further illegal activity.

“Gladue encourages Courts to look beyond traditional methods of sentencing to alternate modes which are more appropriate to a defendant’s unique situation and cultural background as an Aboriginal person”

**James Campbell, Presiding Member
Landlord and Tenant Board**

Bringing Truth and Reconciliation imperatives to our practice

This case is significant for Indigenous tenants across Ontario. Despite representing between 1-2.5% of the population of Toronto, a 2021 assessment found that 15% of homeless people identified as Indigenous. As the LTB has exclusive jurisdiction to terminate tenancies, it is essential that the Board recognize the role that they play in Indigenous homelessness. The LTB is required to take all of a tenant’s circumstances into consideration before ordering an eviction. This decision reinforces that the process must include considering the unique circumstances of Indigenous People as survivors of colonialism and intergenerational trauma.

This case is also an important reminder to advocates to continue to fight for the rights of Indigenous people and raise every argument we can as we work towards Truth and Reconciliation, and respond to the calls to action highlighted by the Truth and Reconciliation Commission.

Thank you to our amazing Board, Staff and Students

Board of Directors

Mark Anthony
Javier Arvizu
Jeffrey Donnelly
Kam Mangat
Christina McIntyre
Nora Parker
Myra Piat
Lakshmi Raju
Sandra Rosier

Executive Director

Elisabeth Brückmann

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Rob Routh

Manager of Housing Help Services

Morena Carranza

Legal Caseworkers

Danny Barrett
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Kathryn Lynch
Zara Magalhaes
Elysha Roeper
Jenna Smith

Articling Student

Olivia Dooley

Housing Help Workers

Romkey Chowdhury
Zahra Rashid
Yodit Wendim
Samantha Wright

Administration

James Polak
Maggie Szlimak

Case Manager

Kiera Royle

Students

Roshelle McNeil
Emily Sicova

Past Staff and Students

Sara Ali
Jonathan Ioannidis
Joey Jang
Thoby King
Matthew Lantz
Daniel Migalla
Danika So
Joni Sullivan



Our legal program is funded by Legal Aid Ontario.
Our Housing Hub is funded by the City of Toronto.



**WEST TORONTO COMMUNITY
LEGAL SERVICES**

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