

COMITÉ D'ACTION DES LOCATAIRES DE L'OUEST-DE-L'ÎLE

MEMBERSHIP BOOKLET





TABLE OF CONTENTS

- 2 INTRODUCTION**
- 3 HISTORY OF THE CALODI**
- 4 CALODI IN ACTION**
- 6 PORTRAIT OF OUR TERRITORY**
- 7 MEMBERSHIP**
- 9 BOARD OF DIRECTORS**
- 10 MEET THE TEAM**

INTRODUCTION



The **Comité d'action des locataires de l'Ouest-de-l'Île**, translated in English to the West Island Tenants' Action Committee, is a non-profit organization dedicated to protecting and advancing tenants' rights in the West Island of Montreal. We are the first housing committee in the West Island, and our founding in 2023 marked an important and long-awaited step forward for tenants in the West Island.

Our mission is to promote access to good quality housing and to improve the quality of life for West Island tenants. In order to achieve this mission, we offer an individual support service to tenants, teach educational workshops, advocate on behalf of tenants' issues, and encourage tenants to organize themselves and mobilize for change.

Our territory includes the cities of Baie-d'Urfé, Beaconsfield, Dollard-des-Ormeaux, Dorval, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, and Senneville, as well as the Montreal boroughs of l'Île-Bizard-Sainte-Geneviève and Pierrefonds-Roxboro.

We are proud to be a part of a vast network of housing committees and tenants' associations throughout Quebec, and we are a member of the Coalition of Housing Committees and Tenants Associations of Quebec's (RCLALQ) and the Popular Action Front in Urban Redevelopment (FRAPRU).

If you are reading this booklet, you are either interested in becoming a member or you have recently been approved as a member by our Board of Directors. Welcome to the team! Please take a moment to read through this booklet in order to familiarize yourself with our history, our work, and, most importantly, your rights and responsibilities as a member. As a non-profit organization in Quebec, we rely on the participation of our members and on democratic decision-making processes in order to encourage the good and efficient management of the administration. So don't be afraid to participate and make your voice heard!

HISTORY OF THE CALODI



2020: Growing need and feasibility study

Following an increased demand for support amongst West Island tenants brought about by the housing crisis and exacerbated by the COVID-19 pandemic, various community actors came together to discuss the need for a tenant advocacy and support organization in the West Island. In 2020, the Table de Quartier Sud de l'Ouest-de-l'Île (TQSOI) carried out a feasibility study to identify the possibility of establishing a tenant support organization in the West Island.

2021: Funding secured and Founding Committee established

In 2021, funding from the Community Housing Transformation Centre (CHTC) was secured by TQSOI for a 3-year project to create a resource for West Island tenants. With additional funding from Centraide and with support from Dynamo and the Centre Saint-Pierre, the Founding Committee got to work!

2022: Tenant support activities commence

In December 2022, a tenant support hotline was set up, marking the start of the organization's tenant support activities. Shortly afterwards, in January 2023, a series of three renters' information sessions on rent increases were held in Dorval, Pierrefonds, and Sainte-Anne-de-Bellevue.

2023: Founding Assembly

On June 20th, 2023, the Comité d'action des locataires de l'Ouest-de-l'Île (CALODI) hosted its Founding Assembly in Dorval, marking the official founding of the organization. Over 30 members and supporters were present at the assembly, and the Board of Directors was formed.

2024: Independence and first Annual General Meeting

In January 2024, the CALODI completed its transition towards financial and organizational independence from the TQSOI. Our first Annual General Meeting was held on June 20th, 2024 in Pierrefonds, marking an important milestone for us as a newly-independent organization.

CALODI IN ACTION

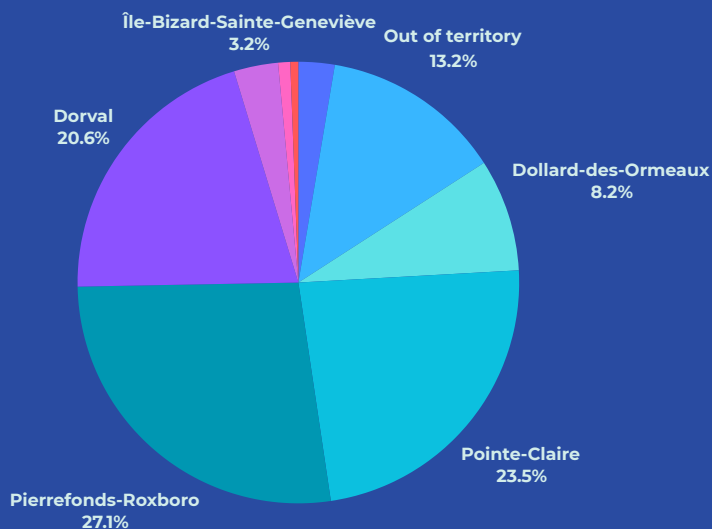
Tenant Support

Our tenant support service has helped over 800 tenant households in the West Island, since its inception in 2022. We have seen a steady rise in calls as demand for and knowledge of the service increases. In 2023, we supported 389 individual tenant households, providing a total of 1352 interventions to these households. **In 2024, we are on track to surpass these numbers.**

In 2023, the majority of our callers hailed from Pierrefonds-Roxboro, Pointe-Claire, and Dorval.

The most common reason for calling was rent increases, by a landslide. Other common issues that tenants are calling about include lease conditions, evictions and repossessions, sanitation problems and harassment.

Ensuring the smooth running and high quality of our tenant support service is a key component of our work at the CALODI.



Workshops

Each year, we hold workshops for tenants to learn about their rights regarding a variety of issues. In 2023, we hosted three rent increase information workshops, which attracted 70 participants. In 2024, we hosted eight rent increase information workshops which attracted 116 participants. We also hosted a webinar on Bills 31 and 65 and taught workshops for the staff and clientele of various West Island community organizations. We will continue to offer our yearly series of rent increase workshops and will offer a workshop on repossessions and evictions in late Fall 2024.

Resources

We have developed a variety of educational guides and resources for tenants, which are available for download on our website.



Mobilisation

We recognize that individual support is not enough to solve the housing crisis and that advocacy and mobilisation at both the local and provincial levels are necessary if we want to address the structural issues that disadvantage tenants and drive up housing costs. We have mounted awareness and mobilisation campaigns regarding rent increases, emergency and social housing, and tenant organizing, and we have participated in provincial mobilisation against the government’s inadequate and regressive housing policies.

In 2024, we established a **Mobilisation Committee** comprised of members who are looking to get involved in this work and have an impact on their communities. If you would like to join the committee, reach out to our community organizer today!

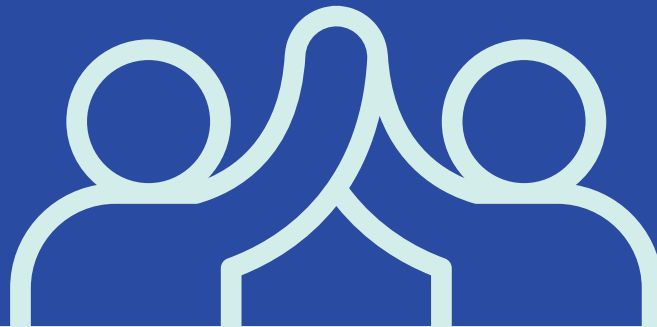
PORTRAIT OF OUR TERRITORY



According to the *Canada Mortgage and Housing Corporation* (CMHC), you should spend no more than 30% of your income on housing. This is called the **affordability threshold**. The table below shows that in most West Island municipalities, more than a third of households have to spend more than the affordability threshold.

Municipality	Percentage of tenant households in the population	Percentage of tenant households spending 30% or more of their income on housing
Pierrefonds-Roxboro	8,365 (32,07%)	28.28%
Dollard-des-Ormeaux	4,305 (24.8%)	33.4%
Pointe-Claire	4,095 (30.8%)	43.4%
Dorval	3,515 (40.3%)	29.0%
Île-Bizard-Sainte-Geneviève	1,790 (25.48%)	29.24%
Sainte-Anne-de-Bellevue	950 (45.1%)	34.6%
Beaconsfield	700 (10.4%)	31.7%
Kirkland	470 (7.1%)	36.6%
Baie D'Urfé	55 (4.2%)	0.0%
Senneville	40 (11.6%)	0.0%

MEMBERSHIP



Why become a member?

Joining the CALODI as a member is a great way to support the organization, to have an impact on your community, and to make your voice heard in the housing conversation in the West Island. Furthermore, it is crucial to our functioning as an organization, as members must participate in our decision-making processes.

Members can also help to promote and sustain our work by volunteering on our mobilisation committee, participating in door-to-door campaigns, speaking up about tenants' issues at local city council meetings, and sharing resources and information.

Who can become a member?

Any West Island tenant or West Island non-profit organization can become a member. It is also possible to become a supporting member if you are not a West Island tenant. For example, if you are a tenant outside of the West Island, or if you are a homeowner in the West Island. **Landlords are not permitted to join the CALODI.**

What are the responsibilities of a member?

- Adhere to and promote the CALODI's mission
- Respect the CALODI's by-laws
- Participate in activities
- Inform the CALODI of any changes that may affect their membership status

What are the rights of a member?

All members of the CALODI have the following rights:

- To be informed on all matters relating to the CALODI
- To be convened to and take part in general meetings
- To express their views on all matters relating to the CALODI
- To read the minutes of general meetings
- To participate in the organization's activities and working committees

Tenant members and community organization representatives also have the right to vote at meetings and to join to the Board of Directors.

Meetings

Several types of meetings are organized throughout the year: the Annual General Meeting, regular meetings, and extraordinary general meetings. All members are invited to these events. A notice will be sent out for each meeting at least ten (10) calendar days in advance.



- The **Annual General Meeting**, is held once a year. During the event, the Board of Directors presents its members with an activity report, the financial statements and any amendments to the by-laws. Board elections also take place at the Annual General Meeting.
- **Regular meetings** are held at least three (3) times a year. During these events, CALODI employees will present the ongoing projects to members, and discuss with them. These meetings are also an opportunity to organize future activities.
- **Extraordinary general meetings** are held only in exceptional circumstances. Under certain conditions, the Board of Directors and members can convene a meeting to discuss an issue.

Who can make proposals and vote at meetings?

Only tenant members and community organization representatives can make proposals or vote at meetings. Community organizations get one vote each and must choose one representative.

How can I make proposals?

Tenant members and community organization representatives can make proposals as long as they relate to the item on the agenda. To do so, members must speak up, give their name and state their proposal. Each proposal must be seconded by another voting member. If another member disagrees with the proposal, or thinks other members do too but don't dare speak up, they can call for a vote.

How can I vote?

There are two ways to vote during a meeting: by show of hands or by ballot.

If there is a request for a vote on a resolution, they are generally taken by a show of hands, unless the meeting requests a secret ballot. In that case, ballots are distributed to voting members and two members are elected to oversee the voting process.

BOARD OF DIRECTORS



What is a Board of Directors?

The Board of Directors is the body responsible for administering the affairs of an organization. Its role is essential, since it must manage, deliberate, and consult in order to act in the best interests of the organization and on behalf of the organization.

The duties and powers of the Board are as follows:

- Adhere to the CALODI's mission
- Manage the finances, assets, and funds of the organization collectively, jointly, and in solidarity
- Adopt all means it deems necessary to achieve the goals pursued by the organization
- Comply with the organization's by-laws
- Establish an internal structure by appointing a president, a vice-president, a secretary and a treasurer
- Hire, evaluate and, if necessary, dismiss the Executive Board
- Approve new membership applications
- Establish and support working committees as required, and define their mandates

Composition of the Board of Directors

The Board of Directors is composed as follows:

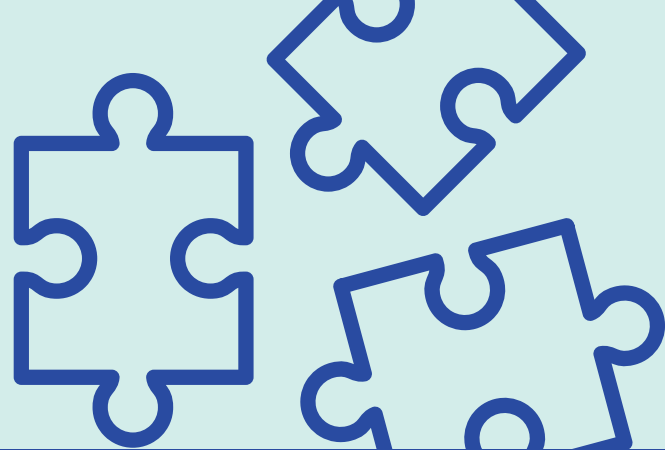
- **Five (5) tenant members**
- **Four (4) community organization representatives**

In order to better represent the West Island, we encourage Board members to present a diversified profile.

The term of office is two years. To ensure stability at Board level, terms will alternate.

We are currently looking for a community organization representative to complete our Board. If you work for a West Island community organization and are interested, reach out to our Director today!

MEET THE TEAM



As of June 2024, our Board of Directors is composed of the following members:

- Alena Ziuleva** – Table de quartier Sud de l’Ouest-de-l’Île (TQSOI) – President
- Philippe Forté** – Table de quartier du Nord de l’Ouest-de-l’Île (TQNOIM) – Vice President
- Mario Leclerc** – Tenant – Secretary
- Élisabeth Naud** – Tenant – Administrator
- Fabian Trotman** – Tenant – Administrator
- Mathieu Papineau-Leduc** – Hébergements Richochet – Administrator
- Micheline Simard** – Tenant – Administrator
- Paul Dubois** – Tenant – Administrator

Below are the names and contact information of our permanent staff:



Ryan Simonyik

Director

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514-505-0840 ext. 8



Lily Martin

Community Organizer

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We are excited to welcome you to our team! If you have any questions or ideas, please do not hesitate to get in contact with us. We hope to see you soon!

CONTACT US!



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