



2025-26

ANNUAL REPORT



Comité d'action des locataires de l'Ouest-de-l'Île

MAY 2026

Writing and graphics

Lily Martin

Ryan Simonyik

West Island Tenants' Action Committee
Comité d'action des locataires de l'Ouest-de-l'Île

514-543-2616
info@calodi.info
www.calodi.info



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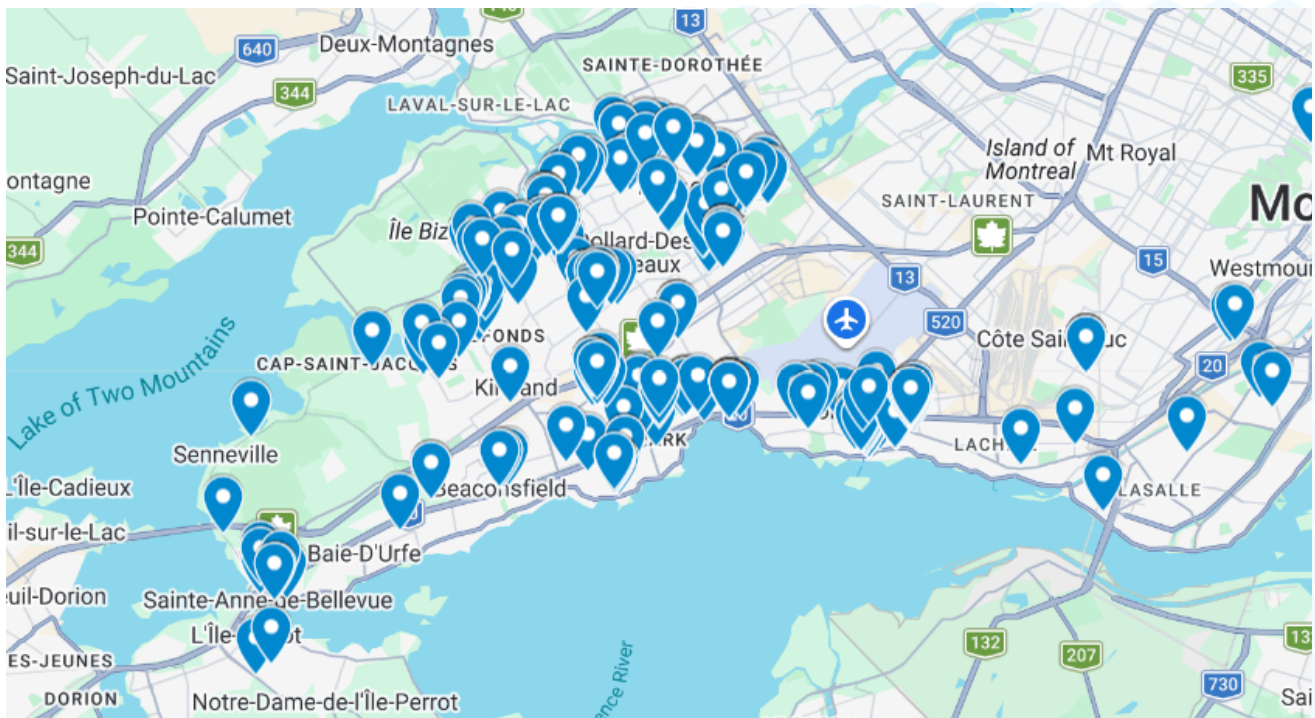
Introduction

About the CALODI

Founded in 2023, the West Island Tenants' Action Committee (CALODI) is a nonprofit organization whose mission is to promote access to quality housing and improve the quality of life for tenants in the West Island. We work toward this goal by:

- Providing individualized assistance, support, and accompaniment designed to empower tenants in the West Island, helping them take individual and collective control of their living conditions;
- Promoting the improvement of the administration of justice and respect for the rule of law in matters related to housing, by providing legal services to assist these individuals;
- Promoting the advancement of education as well as the advancement and dissemination of knowledge in the field of housing, and;
- Supporting the accessibility and development of public housing.

The CALODI operates in the West Island of Montreal, which includes the cities and municipalities of Pierrefonds-Roxboro, Île-Bizard-Sainte-Geneviève, Pointe-Claire, Dorval, Kirkland, Dollard-des-Ormeaux, Baie-d'Urfé, Beaconsfield, Sainte-Anne-de-Bellevue, and Senneville.



A Word from the President of the Board of Directors

Dear members,

It is with a special sense of emotion that I write these words today.

This year brought its share of uncertainties, frustrations, and disappointments. Yet your unwavering commitment fills me with deep gratitude. Amid the turmoil of today's world, you continue to support us day after day; without your trust, the CALODI team would never be able to fulfill its mission.

We can no longer hide it: the past year has been a trying one. The housing crisis we are facing is not just about bricks and mortar. It is a crisis of privacy, a source of anxiety that creeps into the very heart of our homes. I know that for many of you, worry about the future has at times cast a shadow over your daily lives. I want you to know that CALODI hears you, understands your fears, and shares your hopes.

And yet, here you are.

In the face of this adversity, we have discovered a strength that no one can take away from us: the strength that comes from being stronger together. Solidarity isn't just about helping each other in times of need; it's about realizing that one person's problem is everyone's struggle. When a neighbor stands up to defend their rights, our entire community grows. By sharing our experiences and standing together in moments of doubt, we transform our individual vulnerability into collective strength.

At CALODI, every act of mutual support is a precious victory over isolation. Protecting a tenant means protecting their story, their memories, and their peace of mind. Doing this together ensures that no one falls through the cracks.

If we are able to persevere, it is thanks to the solidarity that binds us together. It is the result of a choice: the choice not to face adversity alone, and the choice to believe that together, we can make a difference. It is this courageous choice that makes our work possible, and for that, I am deeply grateful to you.

Thank you to our volunteers, our partners, our dedicated team, and you, our members, for your courage and dedication.

Your resilience is our greatest source of inspiration.

Mathieu Papineau
President of the board of directors of CALODI

A Word from the Team

Now is the time to reflect on the challenges and victories we have faced during this crucial period for defending tenants' rights in the West Island.

Faced with a housing crisis that shows no signs of abating, our commitment to the right to housing has never been more necessary. Much remains to be done to ensure that every tenant in the West Island can live in dignity and security. Let us remember: together, we are building a movement for the right to housing in the West Island, with all the challenges that entails.

Nevertheless, it is important to highlight key moments in our actions: our awareness campaign during the 2025 municipal elections and our efforts to support Ricochet Homes in Pierrefonds-Roxboro. These campaigns have resonated throughout our community, highlighting the enormous housing needs and the consequences of a lack of a coherent political vision to address the worst effects of the housing crisis. We will continue our collective efforts to advocate for the legislative changes necessary to protect the rights of those in this precarious and vulnerable situation.

Finally, much work remains to be done. Years of inaction in the West Island have created housing policies frozen in time, due to a lack of ambition, creativity, and urgency. However, we remain optimistic because of the enormous potential for change in the West Island and the energy brought by motivated, mobilized tenants ready to face the challenges ahead!

-Director, **Ryan Simonyik**, and Community Organizer, **Lily Martin**



A special thank you to Yashvi Patel, our 2025 Canada Summer Jobs student worker!



Board of Directors



The board of the CALODI is currently composed of the following members:

- **President:** Mathieu Papineau, Hébergement Ricochet
- **Vice President:** Nicholas Ouellette - West Island Assistance Fund
- **Treasurer:** Katie Hadley - West Island Community Resource Centre
- **Secretary:** Dov Bensimon - Tenant (Kirkland)
- **Administrator:** Élisabeth Naud - Tenant (Pointe-Claire)
- **Administrator:** Paul Dubois - Tenant (Pointe-Claire)
- **Administrator:** Maryam El-Hebri - West Island Citizen Advocacy
- **Administrator:** Patricia Lapointe - Tenant (Île-Bizard-Sainte-Genève)

Thank you to Micheline Simard, a tenant member of the board of directors who had to step down from her role during the year, but who nonetheless provided essential support to the organization during her tenure.

Why become a member?

Becoming a member of the CALODI is a great way to support the organization, make a difference in your community, and have your voice heard in the housing debate in the West Island. It is also essential to our operations, as members must participate in our decision-making processes.

Members can also help support our work by volunteering on our committees, participating in door-to-door campaigns, speaking out on tenant issues at local council meetings, and sharing resources and information.



Scan this QR code to fill out our membership form!

Highlights of 2025-26

Demand continues to explode

This year, demand for our tenant support services continued to explode. Overall, the number of unique callers increased by 16.4%, the number of files opened increased by 18.4%, and the total number of interventions increased by 25.2% from last year. For the second year in a row, we have seen the number of in-office meetings more than double. We are proud that we have not had to compromise on the quality of our services or on the wait times, which have remained consistent despite the increase in demand. **Read more on page 16.**

Strategic Planning

Thanks to the support of Centraide of Greater Montreal, we are pleased to launch our first strategic planning initiative this year, with guidance from the Centre St-Pierre. Strategic planning is an organizational development process that serves to provide direction and purpose to our work, reaffirm the role our organization intends to play, manage our growth, and foster a sense of belonging among our members around a shared mission and values. We look forward to engaging with our members and the West Island community to build a resilient, ambitious organization that meets the needs of West Island tenants.

Campaign to support Ricochet

We launched a petition titled “Together for an Inclusive and Supportive Neighborhood in Pierrefonds-Roxboro” to support Ricochet in its project to provide essential housing and to create affordable housing. We collected 713 signatures on the petition and to have supported our partners at Ricochet in their fight for the right to housing! **Read more on page 25.**

Municipal Elections Campaign

In partnership with the Table de quartier sud de l'Ouest-de-l'Île and the Table de quartier du nord de l'Ouest-de-l'Île, we proposed a series of housing policies ahead of the West Island municipal elections in November 2025. Although housing is a shared responsibility among the various levels of government, the municipal level has an important role to play. We have developed a policy platform that advocates for a series of concrete measures our municipalities could take to address the housing crisis and ensure the dignity and well-being of all tenants in the West Island. This platform is evolving, and we will continue our advocacy work with local elected officials. **To learn more, visit page 26.**

Partnership with Juripop

This year, we had the honor of serving on the advisory committee for Juripop's pilot housing clinic. We referred 13 tenants facing issues such as harassment, unsanitary living conditions, and evictions and repossessions directly to Juripop for free legal services. Participating in this program allowed us to greatly expand access to justice for West Island tenants, and we are proud to continue to serve on the advisory committee in the coming year. **Read more on page 22.**

New home and new number!

Last summer, we moved into our new office, located at 114 Donegani Avenue in Pointe-Claire. Thank you to the CRC for graciously welcoming us into their office!

We also changed our number last summer to 514-543-2616.



Testimonials from West Island Tenants

“In a society in which tenants pay more and more money for less space and less upkeep, the West Island Tenants’ Action Committee is an essential community resource. Thank you to Ryan, Lily and your hard-working team, to the volunteers and to stakeholders for standing up for the voiceless, for seniors and for the most vulnerable.”

-Jennifer Ferguson, Senior Political Aide for the MNA for Jacques-Cartier

“I appreciate this community service, which is easily accessible and always provides accurate information. Having attended their annual meeting this year, I could see just how motivated the leaders are. They are always on the lookout for any relevant data to equip us with the best information. Their answers to our questions are always closely tied to the laws they know better than anyone else”

-Sylvie, Pierrefonds

“I attended CALODI workshops on rent increases in 2025 and again in 2026. I found them very helpful and felt better prepared to respond to the rent increase proposed by my landlord. I also gained a better understanding of how the TAL works. Having the option to participate in these workshops in person or virtually is extremely helpful. Thank you to CALODI for organizing these workshops!”

-Anonymous

“I reached out to CALODI last summer for guidance on how to deal with my landlord. They have been nothing but professional and have eased my concerns and anxiety. There has not been any issue that they don’t know how to handle. I would be lost without their assistance, especially Lily, and I thank them so much. I have told friends and family about the experience and I hope they continue to help the community for years to come.”

-Anonymous

“My role involves connecting clients with the resources they need, and CALODI is an incredibly important organization that makes a meaningful impact in our community. Lily is exceptionally knowledgeable and approaches every situation with genuine kindness. We are truly grateful to have this organization serving the West Island.”

-Sandra Watson, West Island Mission



Have you used our tenant support service?

Feel free to give us your feedback, either by sending us an email directly or leaving us a Google Review!

Key Housing Issues

The main issues that West Island tenants are facing have remained fairly consistent from previous years: rent increases, lack of affordable housing, and unsanitary living conditions. Rather than repeating the same information that we have included in last year's Annual Report and our Portrait of West Island Tenants, we decided to highlight three particularly concerning and complicated cases that came to us this year, in order to provide more human and concrete examples of the kinds of structural barriers that tenants are facing. The details for each case have been anonymised and some have been altered in order to protect the privacy and confidentiality of the tenants involved.

Case #1: A fire displaces 10 families

A building of mostly affordable housing caught fire, displacing 10 families mostly composed of immigrants with small children. Some families had insurance, but many did not. The Municipal Housing Office of Montreal (OMHM) was able to provide emergency accommodation to some of these families in a hotel downtown. However, those who were not permanent residents or citizens of Canada were not eligible for OMHM emergency accommodation.

Shortly after the fire, the landlord began pressuring tenants to sign documents allowing him to throw out their belongings and demolish the building. Even though many of the tenants refused to sign and the landlord did not have the proper permits to demolish, the landlord began throwing out their belongings and preparing to demolish the building anyway. The tenants contacted Legal Aid for assistance in pursuing the landlord for damages at the TAL, but the service they were requesting was not covered. In the end, these tenants lost everything and were not fairly compensated for their losses. Unfortunately, many of them were not able to find another affordable apartment in the West Island, and are now paying significantly more rent or have moved outside of the West Island.

What does this case highlight?

- The lack of affordable housing and social housing in the West Island
- The exclusion of immigrants from emergency and social housing programs
- Barriers to accessing justice at the TAL

Case #2: Imminent risk of collapse

A group of tenants were living in a building that was deemed unfit for habitation by the city due to major structural issues. The city had issued multiple ordinances and fines, but the landlord refused to carry out the necessary work. According to a structural engineer hired by the city to inspect the building, the foundation of the building was unstable and presented an imminent risk of collapse, putting the immediate safety of the tenants at risk. The city sent a notice to the landlord and the tenants, giving them 15 days to evacuate. Many of the tenants did not trust that the landlord would respect their right to return to their apartments once the necessary repairs were made. There was also some fear that the landlord would simply demolish the building once they had vacated, since he had expressed a desire to do this in the past.

The tenants were offered temporary accommodation provided by the OMHM, but this would be in a hotel downtown, and they could not bring their pets. Most of the tenants ended up remaining in the building, despite the unsafe living conditions, given the lack of viable alternatives. The landlord still has not done the necessary repairs to the foundation. The tenants have recourse options at the TAL, but given the long wait times for a hearing, ineligibility for Legal Aid, and busy work schedules, the tenants do not feel that it will be possible for them to go to the TAL.

What does this case highlight?

- The lack of emergency housing options in the West Island and pet-friendly emergency housing options
- The need for cities to take stronger action against delinquent landlords who refuse to correct unsafe and unsanitary living conditions
- Barriers to accessing justice at the TAL: lack of access to legal representation, long wait times, far distance to travel

Case #3: Delays and dysfunction at the TAL

A group of tenants 40 refused an 18% rent increase in 2024. After waiting a year for a rent fixing hearing, many of them took time off work to drive or take the bus 30 kilometres to the TAL for their hearing. Many of the tenants had a motive to have their case thrown out, since the landlord submitted the application late. The landlord showed up to the first hearing without any receipts and requested a postponement, which was granted by the special clerk despite objections from the tenants.

Six months later, the tenants received another hearing notice. Many of them, again, took time off work to attend the hearing. This time, the landlord showed up with a stack of thousands of documents, none of them organized or labeled. Despite objections from the tenants, the clerk decided to postpone the hearing again and ordered the landlord to allow the tenants to consult the documents by appointment. During these appointments, the landlord pressured the tenants into making a deal and agreeing to a 10% rent increase. Many of the tenants agreed, simply because they were tired of fighting and felt that the rent fixing process at the TAL was biased against them.

All of the tenants lost precious time and money fighting this rent increase, by way of lost wages and gas money going to and from the TAL multiple times. The 10 who chose to continue fighting still do not have a final answer in their case from 2024. They also have rent fixing cases from 2025 and 2026 open, which will most likely be equally long and complicated legal battles...

What does this case highlight?

- The immense dysfunction at the TAL: incredibly long wait times, a well documented bias in favor of landlords, and a system that is difficult to understand and navigate
- Structural barriers to accessing justice: tenants do not have access to the same financial and legal resources as landlords, and it can be very difficult to sustain a years-long legal battle while also managing work, families, and everything else that happens in life

CALODI Activities

Our Approach: Collective Rights Advocacy

At CALODI, collective rights advocacy is an organizing approach where we address the systemic causes of inadequate housing. This work is carried out by and for tenants. To collectively defend their rights, tenants must first become aware that the issues they experience individually stem from systemic choices. This is the moment when "I" becomes "we." The work of our team at CALODI is to highlight this systemic reality in each of our interactions with tenants and to provide them with the necessary tools to improve their living environment through collective action. Whether it's door knocking, handing out petitions, or organizing meetings, collective rights advocacy is demanding work that requires a great deal of time and energy, but it is through this commitment that real change is created.

It also involves the commitment of our members who work with us for social change, demanding policies and programs that protect tenants and the most vulnerable members of our society. We therefore express our deep gratitude to the members of our organization, whose unwavering commitment is essential and forms the very heart of our mission. Together, we are able to transcend individual needs by speaking with one voice, which strengthens our collective impact.



Tenant Support Service

741

files opened

633

unique callers

819

calls made

871

emails sent

227

appointments

This year, we opened 741 total files for 633 unique callers and did a total of 1,990 interventions. This includes 819 calls, 871 emails, 227 in-office meetings, and 25 out-of-office meetings. The average number of interventions per file was 2.7.

From last year, the number of unique callers increased by 16.4%, the number of files opened increased by 18.4%, and the total number of interventions increased by 25.2%.

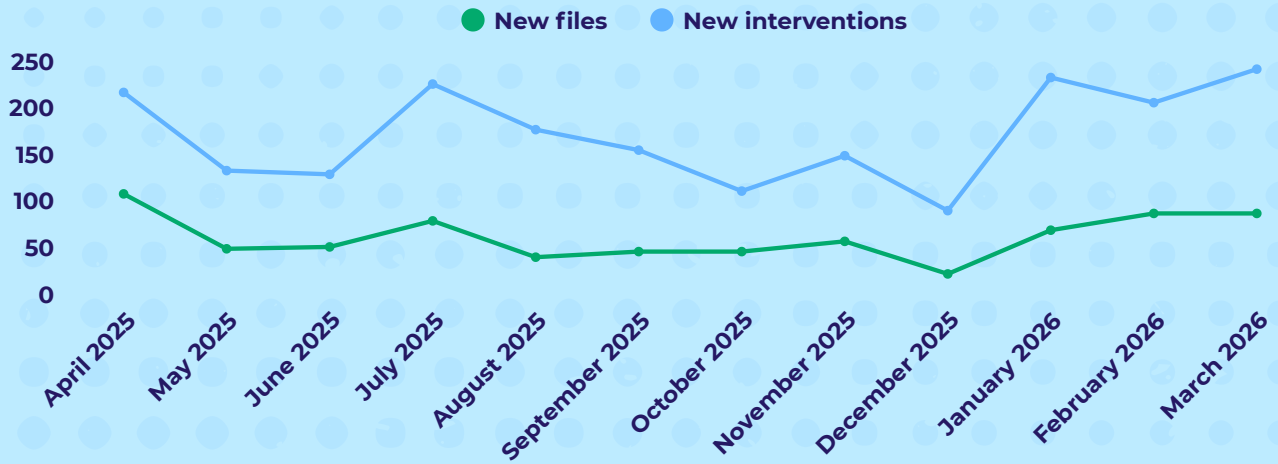
For the second year in a row, we have seen the number of in-office meetings increase by over 130%.

Demand for our services continues to increase primarily because the housing crisis continues to worsen. More tenants are unable to pay rent and facing poor housing conditions. The provincial government has done little by way of providing relief to tenants in the last year and in many ways has exacerbated the situation.

Second of all, we have been cementing our roots in the community as a reliable and known organization, which leads to more referrals and more tenants knowing about our services. We continue to receive a high number of referrals from community organizations (27.1%) and health and social service workers (11.8%) in the West Island.

We encourage tenants who use our services to inform their neighbors, friends, and family about the CALODI. The result? 42.4% of tenants who used our services this year were referred to us by a neighbor or another member of their personal network, such as friends, family, or co-workers.

We have also made a consistent effort to promote our services via social media, news media, canvassing, and tabling at community events, and 16.5% of our referrals this year were from our promotional activities and media appearances.

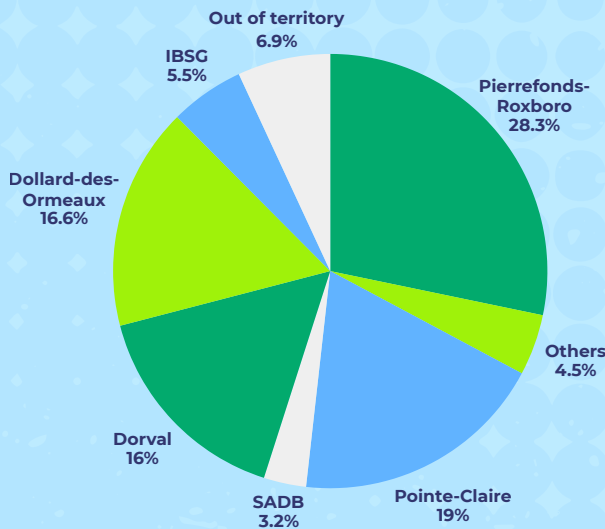


Our busiest months were April 2025, July 2025, and January to March 2026. These peaks are fairly consistent with our expectations and with what we have observed in previous years.

Despite the increase in demand for our services, the average wait time before our first attempt to contact a new caller was 0.7 business days.

In terms of the population we serve, our clientèle continues to lean heavily anglophone, with 71.2% of callers opting to speak in English.

We had callers from every single municipality, including Senneville, Baie-d’Urfé, and Kirkland. The highest demand for our services came from tenants in Pierrefonds (28.3%), followed by Pointe-Claire (19%), Dollard-des-Ormeaux (16.6%), and Dorval (16%). We also helped 35 callers from outside of our territory, many of whom reached out to us specifically because they needed services in English.



Our services are essential to the anglophone population of the West Island and beyond.

The reasons for calling remain consistent with previous years. Rent increases are the main issue, representing 26.7% of callers' main concern. Other key issues were evictions (10.8%), lease conditions (8.1%), and unsanitary living conditions (7.3%). We did notice a sharp increase in the number of tenants calling for assistance with procedures at the Administrative Housing Tribunal (TAL), up from 3.5% of callers last year to 10.4% this year.



Workshops



This year, we organized 14 workshops, which attracted 88 participants. This included 5 workshops on “Repossessions and Evictions” and 9 on “Rent Increases.” As usual, we offered a combination of in-person and online workshops, with options in French and in English.

The workshops were promoted on Facebook, to our followers, and in local West Island Facebook groups. They were also promoted to our members and supporters through our newsletter and website. The workshops hosted at the Pointe-Claire Library were promoted on the library's website and newsletter, as well as with a flyer in the library. All Pierrefonds workshops were promoted on the borough's roadside digital billboards. Finally, the workshops were promoted through a series of appearances in local media.

The rent increase series was far more popular, as has been the case in previous years. 74 of the 88 workshop participants were at rent increase workshops. This year, we offered a one-hour online workshop designed to be attended during a “lunch hour” (from 12 to 1 pm). This workshop was very popular, attracting 14 participants.

For the rent increase workshop series, we asked participants to complete a feedback survey, and received 21 responses to the survey. Among those who completed the survey, ages ranged from 49 to 82 and the median age was 66.5. Eleven survey respondents, or 52%, self-identified as a senior living off a retirement pension. Our workshops continue to be a valuable resource for senior tenants in the West Island, many of whom are targeted by landlords for abusive rent increases and face increased barriers to accessing justice.

According to the survey, the most common referral methods to our workshops were either from a friend or neighbor or from hearing about us in the news.

We received very positive feedback regarding the workshops. Below are the percentages of survey respondents who "agree" or "strongly agree" with the following statements:

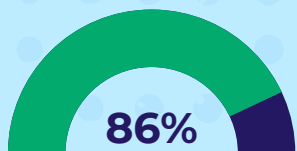
"I received the information I needed to make an informed decision."



"All my questions were answered adequately."



"I will feel confident in my rights when negotiating with my landlord."



"I would recommend this workshop to a friend or neighbor."



"The information was presented to me in a clear and understandable manner."



"I was satisfied with the date, time and location of the workshop."



"I was intimidated and threatened by the administration that my case would be taken to the TAL. At my age and with no knowledge of the process, I felt helpless and unequal to the task of facing the TAL. I agreed to a rent I cannot afford although I am a single senior on only one pension."

"I cannot think of an improvement on this presentation. Well set up, well delivered, and very informational. I appreciate that I am out of the region, but I am helping a friend, living on disability and reduced income, in your area."

Partnerships and Committees

We are proud to have partnered the following organizations and served on the following working groups and committees this past year:

- **Sanitation and Housing in the West Island:** We participated in a working group of the CIUSSS regarding sanitary conditions and housing in the West Island, which brings together West Island community organizations, city representatives, health and social services, and intervention workers. We participated in one meeting during the year.
- **The Prevention of Homelessness in the West Island:** We participated in a working group of the CIUSSS regarding the prevention of homelessness in the West Island, which brings together West Island community organizations, city representatives, health and social services, and intervention workers. We participated in the initial meeting to help establish the working group as well as two other meetings during the year.
- **West Island Mental Health Roundtable:** This year, CALODI joined the West Island Mental Health Roundtable organized by the CIUSSS of West Island to share the reality experienced by tenants living with mental health challenges and to find solutions to these issues with our community partners.
- **RCLALQ:** The CALODI is proud to be a member of the *Regroupement des comités logement et associations des locataires du Québec* (RCLALQ).
 - **RCLALQ Montreal Groups:** Our team meets with other housing committees from Montreal every six weeks to discuss collaborations, exchange information, and offer support to other community groups.
- **West Island Mission:** Our team offered a rent increase workshop at the West Island Mission's office in Dollard-des-Ormeaux.
- **Tables de quartier:** The CALODI team participates in the housing committees of both the *Table de quartier du Sud de l'Ouest-de-l'Île* (TQSOI) and the *Table de quartier du Nord de l'Ouest-de-l'Île* (TQNOIM).
- **Community Resource Centre (CRC):** The CALODI works in close collaboration with the West Island CRC, an organization dedicated to connecting, promoting, and supporting the West Island community sector.
- **Centre d'éducation des adultes Jeanne-Sauvé:** The CALODI team tabled during lunch at the *Centre d'éducation des adultes*, in order to promote our services to students and answer any questions they may have about housing rights.
- **Dixie en fête:** Our team was very happy to participate in the very first edition of "Dixie en fête," where we got to table and meet tenants from the Dixie park neighbourhood of Dorval.

Highlight: Partnership with Juripop

We had the honor of participating in the advisory committee for a collaboration between Juripop, an organization dedicated to expanding access to justice for the Quebec public, and the *Regroupement des comités logement et des associations de locataires du Québec* (RCLALQ). We served on the advisory committee for their "second-line clinic for housing law" alongside representatives from three other Montreal-based housing committees and the RCLALQ.

Being on the advisory committee allowed us to refer tenants facing evictions and repossessions, unsanitary living conditions, and other issues that put their right to maintain occupancy at risk directly to Juripop's housing clinic. During the "pilot phase" of the clinic, from November 2025 to March 31, 2026, we referred 13 tenants to Juripop's housing clinic. Of that group, 11 files were accepted and 2 were still being processed as of March 31, 2026.

Being on the advisory committee also allowed us regular access to Juripop's housing lawyer, so that we could ask questions about complicated cases and request legal information and research from their legal team. This access allowed us to expand our capacity to assist tenants and to provide tenants with accurate legal answers to complicated questions that we otherwise may have been unable to answer.

Tenants in the West Island face immense barriers in terms of accessing justice, given that the TAL offices are very far and there is no Legal Aid office in the West Island. Furthermore, eligibility for Legal Aid is often limited, meaning that many tenants end up representing themselves in court, facing a complicated and biased legal system and landlords with the resources to hire lawyers. We are grateful for how this partnership with Juripop has expanded access to justice for West Island tenants, and we look forward to continuing the partnership in the coming years.



Ongoing Projects

Agir Ensemble: Pierrefonds-Roxboro

The project “The Housing Crisis and Xenophobia: Mobilizing for Solidarity,” supported by the Borough of Pierrefonds-Roxboro, aims to dismantle xenophobic myths and arguments related to housing and immigration. This project takes the form of presentations held in Pierrefonds-Roxboro, as well as mobilization efforts by vulnerable tenants in the borough. The project is funded until 2029.

Support & Assistance for Tenants: City of Montréal

The project “Advancing Tenant’s Rights in the West Island”, supported by the City of Montréal, aims to inform renters of their rights and responsibilities in order to defend themselves against abuses by landlords. This project is funded until 2027.

Educational Materials

This year, we began making a series of tri-fold brochures. The aim was to facilitate distributing printed copies of our educational materials, in our office, door-to-door, at workshops and events, and through our networks. We made three pamphlets on different topics: “Tenants’ Rights 101,” “Rent Increases,” and “The Right to Maintain Occupancy.” All three brochures are available in English and in French and were posted on our website and included in our newsletter once they were completed.

We printed 250 copies of each brochure and handed out all of them between January and March 2026. These brochures were wildly popular, with many tenants requesting a large stack to distribute to their neighbors and in their communities. We will continue to develop this series based on demand from tenants and members.

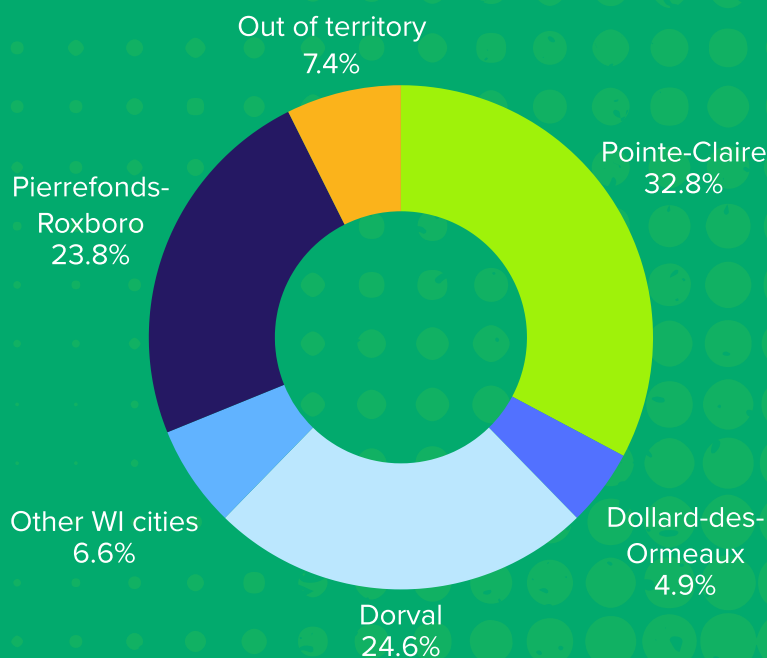


Community Life

Membership & Participation

As a non-profit organization in Quebec, the CALODI relies on the participation of its members and on a democratic decision-making processes in order to encourage the good and efficient management of the administration. Our members support the organization, have an impact on their communities, and make their voices heard in the housing conversation in the West Island. 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. Solidarity is key to the success of CALODI!

The CALODI currently has 126 members, including 90 tenant members, 11 community organization representatives, and 25 supporting members. Below is a breakdown of our membership based on city of residence.



In the last year, we gained 24 new members and had 31 active members.

In terms of membership participation, 31 members were active in 2025-26, meaning that they attended at least one meeting of the CALODI, workshops notwithstanding. We had a total of four meetings in 2025-26, with a total of 39 participants across all meetings.

Membership Survey

This year, our team took the initiative to survey our members about what kind of activities they would like to participate in in 2026-2027, and the answers we're illuminating! First and foremost, our members want to get politically involved. Of all possible choices on our survey, the two most commonly chosen response answers were "Attending a city or borough council meeting with CALODI" and "Participating in a letter-writing campaign". With our members at our side, we'll be sure to make ourselves heard to our elected representatives in the coming year.

Next up, members want us to organize tenant unionizing workshops, banner making activities, and to host a "Tenant Handyperson Workshop". With all of these great initiatives, we're sure to have a busy and fulfilling year! A big thank you to all the members who filled out our survey, your input is always greatly appreciated.



Mobilisation

Support for Ricochet Homes

For several years, Ricochet Homes has been dedicated to providing housing and support services to people experiencing residential instability and homelessness in the West Island. They are the only resource of their kind for our region, and are thus a vital part of the community.

In the latter half of 2025, CALODI was happy to publish an open letter on Change.Org in support of Ricochet developing an affordable housing project in Pierrefonds-Roxboro — one that would help bring greater stability, dignity, and hope to people who are too often left behind. We were thrilled to gather 713 signatures from the West Island community on the petition, and voiced our support for Ricochet at multiple city council meetings where the organization faced pushback from residents.

We're extremely grateful to Ricochet for allowing us to advocate on their behalf, and we're equally proud to have contributed to the organization's continued success in working for West Islanders.

Municipal Elections Campaign

Leading up to the November 2025 municipal elections, CALODI, in partnership with the *Table de quartier Sud de l'Ouest-de-l'Île* (TQSOI) and the *Table de quartier du Nord de l'Ouest-de-l'Île* (TQNOIM), called on the boroughs and municipalities of West Island to bring fundamental changes to their housing policies. Given the gravity of the housing crisis in our region, the election period was an opportune time to highlight the desperate need for systemic changes to housing in the West Island.

With that context in mind, we published ten point policy actions for West Island elected officials to take into consideration during their mandates. This document was developed in consideration of the limited resources available to municipalities and boroughs, and includes policy proposals for non-profit housing, building maintenance, advocacy, and communications with the community. While we understand that housing is a shared responsibility between the federal, provincial and municipal governments, this policy platform represents a series of concrete actions that municipalities can take to begin to address the housing crisis and ensure the dignity and well-being of all West Island residents.

We communicated these policies to our members, encouraged them to attend campaign events by publishing a campaign event calendar, and attended several events and debates ourselves to speak with candidates and distribute our policy suggestions. In the years to come, we will continue to push for these changes to materialize in the West Island, as the housing crisis continues to push tenants to the brink.

Canvassing

In the past year, our team handed out approximately 761 fliers and spoke with approximately 80 people door-to-door canvassing and tabling at community organizations and events. Door-to-door canvassing and tabling continue to be important ways for us to promote our services and workshops, make connections and build trust with tenants, and make ourselves known and visible in the various communities that we serve.



Vigil Against Evictions

Our team and a few of our members attended a vigil outside of the TAL's Olympic Village office, organized by Montreal's Autonomous Tenants' Union (SLAM) to honor the life of a tenant in Lachine who passed away on the day of her eviction, and to pay homage to the tens of thousands of people in Quebec who are impacted by evictions every year.

The vigil was a stark reminder of the tragic human consequences of a legal system that prioritizes the right to property over the basic human right to housing. Every eviction is an immense tragedy and an act of violence.

We want to take this opportunity to pay our respects to every individual who lost their life in the past year as a direct result of evictions or as a result of the brutal conditions of living on the street. This includes Manjeet Singh, a 42-year old immigrant who came to Canada in 2018 in the hopes of building a better life and passed away on the street in the Parc-Extension neighborhood of Montreal in January 2025.



Photo credit: Dave Sidaway / Montreal Gazette

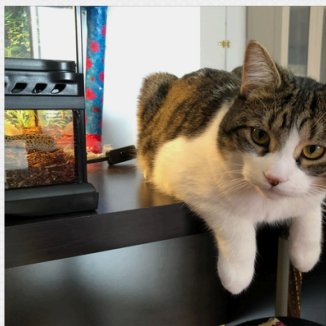
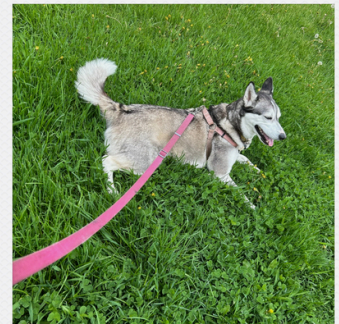
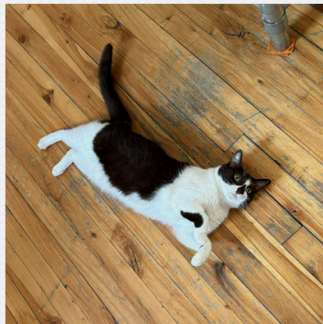
Visibility and Media

Social Media

This year, we continued to grow our audience and publish on Facebook. We gained 37 new followers, bringing the total to 274. Our posts got 56,428 views and were re-shared 110 times. Social media remains an important tool for raising awareness, engaging with the community, and promoting our services and events.

In case you missed it...

To celebrate a landmark ruling from the TAL that found a no-pets clause abusive, we asked our members to share pictures of their pets with us. We posted these images along with information about the ruling on Facebook and it was, unsurprisingly, one of our most engaged with posts of the year!



News Media

This year, we were featured in 9 news media publications, including 2 print articles, 5 radio interviews, and 2 TV interviews.

BREAKING NEWS

CBC News Montreal, 7/8/2025, “Why Quebec’s rent control isn’t helping tenants”

CBC Radio Noon Quebec, 7/8/2025, “Legislating maximum temperatures for rental units in the summer”

CBC News Montreal, 7/22/2025, “Could a rating system for rental units help Montreal tenants?”

CBC Daybreak Radio, 11/28/2025, “What happens when you get a notice for repossession or eviction from your landlords?”

The Suburban, 01/19/2026, “Amendments implemented: A major setback for tenant protection and housing affordability”

CBC Daybreak Radio, 1/20/2026, “Quebec Housing Tribunal recommends a 3.1% basic rent increase”

CJAD Radio, 1/20/2026, “The Andrew Carter Morning Show, (Tuesday January 20, 2026)”

CityNews, 1/16/2026, “Tenants’ action committee to host free workshops after Monday’s 2026 percentages for rent setting in Quebec”

CBC Radio Noon Quebec with Shawn Apel, 3/30/2026, “Should landlords have to allow tenants to have dogs? Should dogs be allowed at the mall?”

Funding

Thank you to our main funders for 2025-26!



Centraide
du Grand Montréal

Montréal 

 Pierrefonds
Roxboro
Montréal 

A big thank you to our main funders for 2025-26! The CALODI team and its board of directors would like to warmly thank Centraide of Greater Montreal for their continued support and for their renewed commitment to us for the next three years!

We would also like to recognize the financial and material contributions of Ville de Montréal, the borough of Pierrefonds-Roxboro, and the city of Pointe-Claire. Our essential work is made possible thanks to their support. West Island tenants are better served and better equipped to defend their rights because of their support.

We would also like to thank Carrefour Jeunesse Emploi de l'Ouest-de-l'Île for acting as our fiduciary organization since our founding in 2023.

A special thanks to MNA Greg Kelley of Jacques-Cartier and MNA Monsef Derraji of Nelligan for their financial support.

Our full list of funders and partners for 2025-26:

Borough of Pierrefonds-Roxboro
Carrefour Jeunesse Emploi de l'Ouest-de-l'Île
Centraide of Greater Montreal
Centre d'éducation des adultes Jeanne-Sauvé
City of Montreal
City of Pointe-Claire
CIUSSS de l'Ouest-de-l'Île-de-Montréal
Comité logement Lachine-Lasalle
Dixie en fête
Dorval Community Aid
Greg Kelley, MNA of Jacques-Cartier
Juripop

Mélanie Safi (CIUSSS Ouest-de-l'Île)
Mélis Çağan (COCO)
Monsef Derraji, MNA of Nelligan
Pointe-Claire Library
RCLALQ
Ricochet Homes
Table de Quartier du Nord de l'Ouest-de-l'Île
Table de Quartier Sud de l'Ouest-de-l'Île
West Island Assistance Fund
West Island Citizen Advocacy
West Island Community Resource Centre
West Island Mission

Did you hear? We are now recognized as a charitable organization by the CRA!

All donations we receive will go towards ensuring that we can continue to offer our services to tenants and towards a mutual aid fund for tenants. Scan the QR code to be directed to our donation page.



CONTACT US!



Phone

514-543-2616

Email

info@calodi.info

Address

**114 Donegani Avenue
Pointe-Claire, QC H9R 2V4**

Website

www.calodi.info