



Everyone needs a home

Annual Report 2018

Our Mission

Homes First develops and provides affordable, stable housing and support services to break the cycle of homelessness for people with the fewest housing options.

Why?

Because everyone needs a home.

Funding Support By:



TIPPET FOUNDATION



United Way
Toronto & York Region



Ontario

Toronto Central Local Health
Integration Network



the
SPROTT
FOUNDATION



Rotary



The Rotary Club of Toronto



**T.R. MEIGHEN
FAMILY
FOUNDATION**

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Front cover photo: Jarvis House

Cost of Homelessness:

\$87,000 - \$161,000

Estimated annual cost for one person experiencing homelessness (*Costs of services for homeless people with mental illness in 5 Canadian cities: a large prospective follow-up study, 2017*)

235,000

Estimated number of people who are homeless in Canada annually (*The State of Homelessness in Canada, 2016*)

8,715

Estimated homeless population in Toronto (*Toronto Street Needs Assessment, 2018*)

8%

Percentage of Canadians over 15 who have experienced hidden homelessness – defined as without homes of their own and relying on friends or family for shelter – in their lifetime (*Hidden Homelessness in Canada, 2016*)

Average Monthly Costs



Provincial Hospital Bed: **\$13,950**
The Globe and Mail, 2015



Provincial Jail Cell: **\$9,420**
Global News, 2018



Shelter Bed at Homes First's Strachan House: **\$2,129**



Social Housing Unit with Homes First: **\$1,545**

“For the highest-need users, the housing-first model costs \$22,257, while the cost for those with more moderate needs is \$14,177 per year.”
(The Globe and Mail, 2017)

In 2018, Homes First provided the following value to communities:



6,949

referrals and connections



401,332

meals served



362

people in supportive housing



123,257

nights of emergency shelter



45

former CAMH patients now living at Homes First

Cost of 1 year per client at CAMH: \$250,000
Cost of 1 year per client at Homes First: \$30,000
Savings: \$9,900,000 per year

From the Society

2018 was an amazing year for Homes First Society. We ended the year in a surplus position as we have for the past 14 years. We experienced significant growth in our agency’s staffing and our budget during this past year.

We were invited by the City of Toronto to open a 105-bed respite program on George Street. This was meant to be a five-month program; however, the City then asked us to continue the program for the entire year and beyond.

At the end of 2018, we were then invited to open a 200-bed respite on the Exhibition grounds beginning on November 15th. Both of these respites serve a heavily street-involved population. Most residents have experienced chronic homelessness and are dealing with profound addiction and mental health issues. As a result, harm

reduction services are a large part of our operations.

We also were able to secure funding for an Assertive Follow-Up Support Program, as well as for Harm Reduction and Life Skill Workers, in addition to the Rooming House Project, a joint effort with Dixon Hall and Ecuhome.

To meet the organization’s growing needs, the agency grew from approximately 90 employees to well over 200 in the course of the year.

We are working in partnership with the City of Toronto for the renovations for a new shelter location, at Lawrence East in Scarborough.

We are delighted to report that we have completed the major capital work of Meegwetch Place’s hydro

vault. This was a huge and complex undertaking, which resulted in improved health and safety, never mind continued electricity, for the residents of Meegwetch.

We continue to work with the Foundation and are thankful for the continued donations from The Tippet Foundation, the T.R. Meighen Family Foundation, the Rotary Club of Toronto Charitable Foundation, and the Toronto Real Estate Board. Their contributions to our food program enable us to support our high-need clients at Strachan House.

Our Board, management team, and all of our staff look forward to a strong future where we increase and improve our portfolio and provide more options to more people for supportive home environments.



Patricia Mueller
Society Chief Executive Officer



Jeremy Roach
Society Chair

Board of Directors

Society

- Jeremy Roach, *Chair*
- Jose Querubin, *Treasurer*
- Merav Jacobson, *HFF Crossover Member*

- Abiodun Ayinla
- Warren Booth
- Mo Ettehadieh
- Gabriele Grach
- Mervyn Horn
- Shelagh O’Donnell

- Paulina Salamo
- Jeff Shannon
- Kitty Tsang
- Alexis Van Halen
- Carla Whillier

From the Foundation

The past year saw significant changes and growth for the Foundation.

We want to thank the following Board members for their service: Farhan Ali Khan, Edvard Ryder, and Scott Munnoch. We welcomed two new board members, Khalid Khokhar and Steve Mastoras. We were also pleased to welcome Merav Jacobson as our new crossover member.

The Foundation welcomed two new staff members in 2018. Maria-Felix Baldelomar joined us as Foundation Coordinator, and Dylann McLean came onto the team as Marketing and Communications Specialist. The Foundation is working hard to move to gender neutral language in our database so don't be surprised if you receive communications from us without titles or pronouns.

In September, we celebrated our donors at Welcome Home, our donor recognition event. Dr. Sam

Vaillancourt gave an excellent talk "Seeking Shelter in the ER" at the event.

Our signature event Homes For Dinner was a great success! The evening began with a spectacular reception at William Ashley's flagship store on Bloor Street West. Following the reception, Homes For Dinner guests departed to 22 dinners across the city.

After three very successful years, the Strachan House Food Program will become part of a Centralized Food Program. Over 190,000 meals have been served since the program's inception in 2016, directly impacting resident health and wellness. We are grateful to the Toronto Rotary Club, Tippet and T.R. Meighen Foundations for their sustained support for this program.

The Strachan House program has served as the model for the new

Centralized Food Program which will see an expansion of the food program across all of the shelters in Homes First Society's portfolio (a 238% expansion). The new program will ensure that all of our shelter residents have access to regular nutritious, healthy meals.

Scarborough Toyota returned as corporate donor in 2018 with a renewed commitment from their "Because We Care" campaign. We are grateful for their \$25,000 gift to our General Fund. Unrestricted revenue is vital to the ongoing success of our fundraising program as funds can be directed towards the area of greatest need at the Society.

To our many donors, sponsors, friends, and partners, we appreciate you and your commitment to improving the lives of Homes First residents.



Shirlene Courtis CFRE
Foundation Executive Director



Chantal Desloges
Foundation Chair

Foundation

- Chantal Desloges, *Chair*
- Barbara Haynes, *Secretary*
- David D'Cruz, *Treasurer*
- Merav Jacobson, *HFS Crossover Member*

- Farhan Ali Khan
- Daniel Guttman
- Kate Hatoum
- Jean-Claude Killey
- Jason Kinnear
- Khalid Khokhar

- Steve Mastoras
- Hugh Meighen
- Scott Munnoch
- Bruce Palmer
- Edvard Ryder
- Nahid Zamir

Milestones and

George St. Respite: At the beginning of the year, Homes First partnered with the City of Toronto to open a new respite on George St. This new respite opened to house those displaced by the closing of the temporary shelter space at the Moss Park Armoury. Originally meant to be open for only four months, Homes First continues to operate the George Street respite, serving over 100 people each day. George Street staff have gone above and beyond in their role to help clients with various and complex issues, and support residents through experiences of homelessness, addictions, and precarious housing.

New Lawrence Shelter: In 2018, Homes First acquired our new shelter in the Kingston Road and Lawrence Avenue East area of Scarborough. Homes First has partnered with the City of Toronto to operate the new shelter and for the City to complete renovations. The Lawrence Shelter is projected to be open in 2020 and will serve approximately 100 people.

Our Second Respite Site: Homes First supported the City of Toronto in opening a second respite location on November 15, 2018, to be operated for the winter months. This new respite is located in the Queen Elizabeth Building on the Exhibition Grounds, and serves 200 people.

Rooming House Project: In 2018, Homes First, in collaboration with Ecuhome and Dixon Hall, received funding to create a program to support



Photo: New Lawrence Shelter in Scarborough

over 200 Toronto Community Housing rooming house tenants in Cabbagetown. This is an exciting new project that includes a team of specialists in Housing, Harm Reduction, and Hoarding and Pest Control, who work to identify and address client needs. Areas of focus include income and financial literacy, access to health and medical care, food and social supports, and community building.

Expanding Our Programs: Throughout the year, Homes First has successfully negotiated with the City of Toronto to increase funding to provide additional services and supports to Homes First residents. These services range from an Enhanced Case Management Team at the Kennedy Shelter, to support residents on their journey to safe, stable housing; to Follow-Up Support staff to keep people housed; and a Harm Reduction Worker to train staff and educate residents.

Accomplishments

Community Development:

New Hiking Trips: In 2018, Homes First's Community Development Department partnered with Street to Trail to offer an exciting opportunity to residents. Every month, residents come together for a hiking trip outside of the city. Each trip offers a new experience in a provincial park or conservation area and a chance to escape the hustle and noise of the city and reconnect with nature. Many residents have become regulars and built friendships with each other, despite living in various Homes First properties. In 2018, Homes First went on 12 trips with Street to Trail, and coordinators plan to do even more in 2019.

Diabetes Prevention Program: After five years and two rounds of funding, Homes First has ended its Type 2 Diabetes Prevention Program. While the program provided valuable peer opportunities for

our residents, participation numbers were low and many participants needed support that peers could not provide. Homes First will maintain connections to community partners around diabetes health to support any future requests from residents.

Community Activities: With the publicity of the opening of the two new respites, the public reached out to us with very kind donations of clothes, socks, toiletries, and other essentials that were dropped off at our shelter and respite offices. The Community Development Department has also hosted various volunteer groups throughout the year to provide services at our properties, like garden cleanups and landscaping, serving meals in our shelters, and hosting game days and movie nights. Thank you to all who joined us this year in helping build community with our neighbours and residents!

*Photo:
Diabetes Peer Leader
Bruce Mawson and a
participant in a Type-2
Diabetes Prevention
workshop*



Who knows the importance of Home better than the **Toronto Real Estate Board**?

Homes First Foundation was thrilled to be selected as the Toronto Real Estate Board (TREB) charity of choice for 2018. Homes First Foundation always feels a particular affinity with realtors who, like us, are in the business of homes. More than anyone those in the real estate business know that having a home is much more than simple bricks and mortar. Home is where the heart is, where life unfolds, and where a community forms. For Homes First's residents a home has an even deeper meaning as a place of refuge, recovery, and restored dignity.

TREB President Tim Syrianos and Angela Marini, Senior Manager, Corporate Events, joined us in April 2018 for a tour of Strachan House to see firsthand how Homes First Society supports some of Toronto's most vulnerable citizens. At Strachan House, they learned about what it means to have no fixed address and how Homes First Society helps. Patricia Muller, Homes First Society Chief Executive Officer, and Jamie Facciolo, Housing and Shelters Manager discussed how housing-first approaches to homelessness help transition people from life on the street towards long-term stable housing by removing barriers such as 'readiness.'

Over the course of the year, Homes First Foundation was honored to be part of TREB activities including TREB FEST a networking party at Cube Night Club and REALTOR® QUEST, a real estate trade show at the Toronto Congress Centre in May 2018. By inviting Homes First to participate in these two events you gave us a significant platform from which to raise awareness about Homes First. Homes First Foundation was honored to receive ticket sales proceeds as well as funds generated through the silent auction at REALTOR® QUEST for a total of \$11,250.

Unrestricted gifts such as that of TREB have an immediate impact on the lives of Homes First Society residents as the Society directs them to the area of greatest need.

In September, TREB, represented by (past-)president, Tim Syrianos, joined us at Welcome Home, our donor recognition event, to receive a small gift of appreciation and speak about what he learned about Homes First over the past few months. His most important insight was that homelessness could happen to just about anyone.

Finally, as TREB Charity of Choice for 2018, our application to the Ontario REALTORS Care® Foundation received TREBs endorsement. This resulted in a grant of \$2,500 towards the Homes First Foundation General Fund. Our General Fund supports critical programs such as the Community Development and the Hearts and Hands Volunteer Program which helps residents of Homes First Society develop the skills they need to be able to maintain their housing in the long-term.

Thank you TREB for sharing in our belief that Everyone Needs A Home.



*Photo: Foundation Chair, Chantal Desloges
and Past TREB President, Tim Syrianos*

Tova: The Artistic Lawyer

Tova has always found art therapeutic for herself, a way to deal with the stresses of her own life and career as a lawyer. So when an opportunity came to volunteer at her local Homes First community to lead weekly art workshops, she found it a perfect fit.

“I really wanted to get involved in my community directly,” she says.

Traditionally, workshops at Strachan House falter quickly. Residents may come for a week or two, or drop by to see what’s happening, but interest fades fast and volunteers, feeling disheartened, give up too. But with the help of weekend staff and consistent push to get people involved, Tova has managed to get a small group of regulars to participate every week.

“They know they can come there every Sunday night and have someone to talk to or listen to them.”

What started out as casual art nights has turned into planned evenings that include a range of activities like mask making, creating sock puppets and more. While some actively participate each week, others just enjoy watching.

More important than the actual art is the connections Tova has formed with residents, and residents between themselves. For her, volunteering is more than just donating time, it’s about building bridges with the people who



make up her community. At Strachan House, those bridges are sometimes harder to build, many of the residents live with complex mental health or addictions issues, sometimes both.

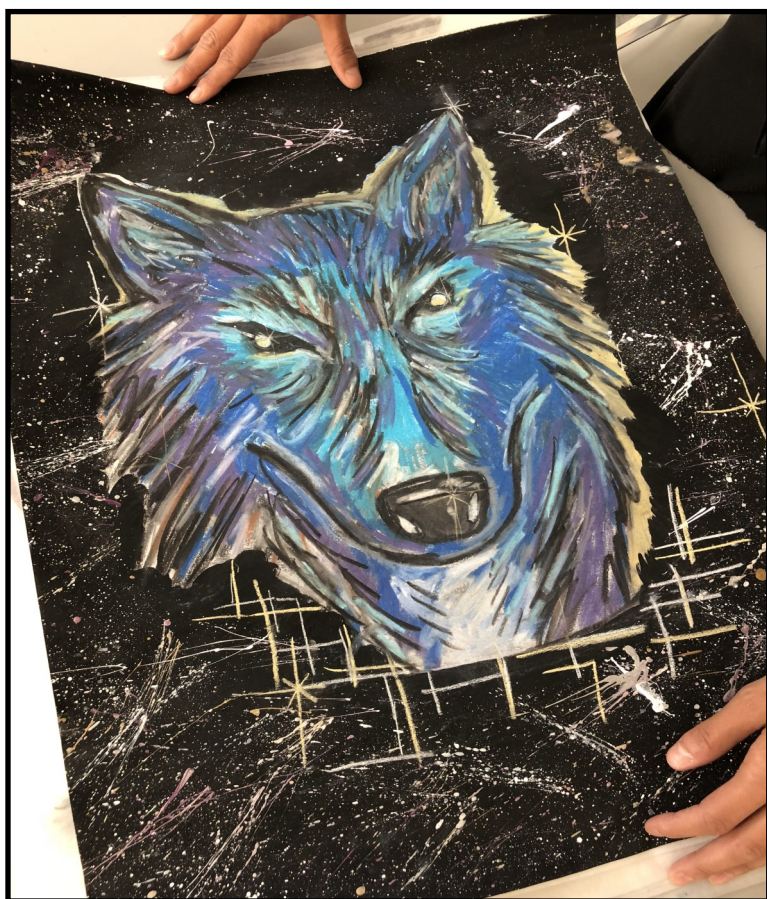
“I think people who are experiencing homelessness or have mental health issues get ignored, it’s easier to push them aside and not connect with them as people,” she says. “It’s beneficial to everyone when we all reach out to each other.”

Erika: 2018 Wanda's Arts Awards Winner

Erika doesn't know where her artistic talent came from. She never knew her birth family, and no one in her adoptive family was very artistic either. Her journey with art began in her early years at school in the Czech Republic, where her adoptive mother enrolled her in painting and drawing classes. She attended a private school with a focus on art, and her talent kept growing.

"If I don't feel good or if I feel I have a good idea, I just start drawing. Sometimes when I don't feel good, I draw all day. It makes me calm down."

Erika came to Toronto four years ago, and has been with Homes First for two. Despite being a single mother of two, Erika does well for herself and her art, participating in four art shows so far with another two upcoming. While her traditional style is to work with soft pastels and parchment paper, she's been experimenting with different mediums, like nail polish or makeup, testing how they work on paper and fabrics.



Erika also likes to challenge herself by timing how long it takes for her to finish a piece. Her best record is eight minutes, and the picture to the left only took her 11 minutes.

She is also a designer, and often has friends ask her to paint designs onto their clothes. She's working with local businesses to do small pieces on clothing, and has even done a piece for a record company. Any money she makes from her work she donates back to the community, recently buying art supplies for children at a family shelter.

Erika was happy to be nominated, but she jokes saying her case worker was even more excited. She'd be so happy to win, as the award will help her to make a name for herself in the art world.

The Art of Entertainment: William Ashley and Homes For Dinner

Homes First Foundation was honored to partner once again in 2018 with William Ashley China Corporation. William Ashley has supported our signature event Homes For Dinner from the very beginning, and we were super excited to hold our reception in their beautiful new flagship store on Bloor Street West.

Nobody knows the art of entertainment better than William Ashley, and our guests were delighted to be sipping at wine from crystal glassware surrounded by beautiful tableware. A very fitting start to a celebration of Homes in support of those who don't have one. Ever the gracious hosts, William Ashley allowed our guests to perambulate throughout the store during the Homes For Dinner reception, and many even joined us to meet with guests. William Ashley also donated beautiful crystal wine carafes to all the Homes For Dinner Hosts.

This year Homes First Foundation staff had the opportunity to meet with William Ashley's staff over morning coffee in their spectacular space. This meeting provided an opportunity to personally thank William Ashley for their support for Homes For Dinner. It was also a very welcome opportunity for us to talk about homelessness in Toronto and what Homes First Society and Foundation do to support our most vulnerable citizens.

Following Homes For Dinner on November 17th, William Ashley demonstrated their generosity towards Homes First Society residents by making a gift of beautifully packaged holiday treats for our residents. This gift in kind valued at \$1,000 undoubtedly brought some joy of the season to residents, many of whom find the holidays to be an isolating time.

In December, William Ashley supported "those without a seat at the table" by donating a portion of their Table-To-Go sales to Homes First Foundation. Table-To-Go makes entertaining easy by providing everything you need to set the table including place settings, flatware, and Ashley Private Label Stemware in one box.

Homes First Foundation thanks Jackie Chiesa, President of William Ashley and the whole team at 131 Bloor Street West for their continued support of Homes First Foundation. You certainly brought magic to our occasion, thank you for sharing in our belief that everyone needs a home and a seat at the table.



Photo: Foundation Executive Director, Shirlene Courtis and President of William Ashley, Jackie Chiesa

Community Partners

Arts Market
Big on Bloor
Canadian Centre for Victims of Torture
Centre for Addiction and Mental Health
Community Care Access Centre
COTA Health
Dixon Hall
Furniture Bank
Hospice Toronto
Humber College
Inner City Health
Meals on Wheels
Next-Steps Employment Centre
Pilot Place
Progress Place
Queen West Harm Reduction
Queen West-Parkdale Community Health Centre -
Diabetes Education Program

Regent Park Diabetes Education Program
St. Elizabeth Health
St. Michaels ACT Team
Scarborough Addiction Service Providers
Scarborough Housing Stabilization Network
Seaton House
Second Harvest
Street to Trail
Toronto Community Housing
Toronto North Support Services — Multi-Disciplinary
Access to Care and Housing
Toronto Pride
Toronto Public Health
Toronto Service Resolution Committee
United Way Toronto & York Region
University Health Network

Government Partners

- City of Toronto, Shelter, Support, and Housing: Homelessness Initiatives & Prevention Services Housing Stability Services
- Canadian Mortgage Housing Corporation
- Toronto Central Local Health Integration Network (LHIN)

Photo: Michael Lyster, Life Skills Worker

Staff Recognition

5 Years

Brenda De Andrade
Krystyna Crabajales
Francine Robinson

10 Years

Kareen Marshall
Lin McInnes
Soraya Naim

15 Years

Antoinette Okyere
Caroline Ferris
Elizabeth Peterson

20 Years

Michael Lyster





Thank You for supporting Homes For Dinner 2018!

HOSTS

Sebastian and Sheila Centner
Mo and Mary Ettehadi
Mahreen Haq
Kate Hatoum
Sophia Ikura
Laura Johanson
Louise and Bill Kanopoulos
Lanita Layton
Marni Lokash
Carole Anne and Steve Mastoras
Elizabeth May
Corey Mintz
Keren Moorehead
Sam and Bryan Muir
Cyma Musarat
David and Mary Neelands
Carla Palmer
Deena Pantalone
Scott and Sarah Paterson
Carolyn Rohaly
Karen Viva
Adam and Michelle Wagman

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Andrew Peller Limited
Beau's All Natural Brewing Co.
Chef Cory Vitiello
National Post
ON the GO Magazine
Steam Whistle Brewing

2018 HOME BUILDERS

By giving monthly, Home Builders support the critical programs and services that help residents lead healthy lives while gaining the skills and confidence needed to live in our community.

Seval Alkin
Lisa Blake
Patricia Carlow
Mary Etta Cheney
Cristina Coniglio
Christopher Courtney
Jason Day
David D'Cruz
Vincent de Grandpre
Chantal Desloges
Wendy Dix

George Farmakidis
Mark Frampton
Bob Gauthier
Wieslaw Gerlee
Suzanne Graydon
Daniel Guttman
Gordon Hamilton
Kate Hatoum
Joe Iannello
Eve Joseph
Moir Kapral

Danny Kastner
Jean-Claude Killey
Jason Kinnear
Emily Lawrence
Alison Mackay
Erica Maidment
Keltie McLaren
Marsha Melnik
Keren Morehead
Patricia Morehead
Bruce Palmer

Fran Perkins
Salima Rawji
Robert Read
Elizabeth Read
Jacqueline Roberts
Wendy Rothwell
Talia Rovinski
Lynn E. Sibley
David Smagata
Michael Soncina

Homes First Society
Statement of Financial Position (as of December 31st)

	2018	2017
ASSETS		
Current		
Cash and cash equivalents	243,941	1,081,186
Accounts receivable	889,370	227,816
Government funding receivable	1,679,599	528,433
Prepays	144,724	119,325
Total Current Assets	\$2,957,634	\$1,956,760
Property and equipment	9,244,624	7,139,645
Assets under capital lease	3,175,512	3,670,340
Restricted investments	2,125,979	2,271,000
Total Assets	\$17,503,749	\$15,037,745
LIABILITIES		
Accounts payable and accrued liabilities	2,090,880	1,040,471
Government remittances payable	39,592	42,506
Deferred contributions	518,503	281,190
Current portion of mortgages payable	3,341,378	1,202,968
Total Current Liabilities	\$5,990,353	\$2,567,135
Deferred capital contributions	656,357	841,777
Restricted contributions	116,757	115,997
Mortgages payable	7,633,381	8,482,350
Total liabilities	\$14,396,848	\$12,007,259
NET ASSETS		
Externally restricted net reserves	1,764,621	1,883,373
Internally restricted reserves	244,601	271,630
Unrestricted net assets	1,097,679	875,483
Total Net Assets	\$3,106,901	\$3,030,486
Total Liabilities and Net Assets	\$17,503,749	\$15,037,745

Homes First Society
Statement of Operations

	2018	2017
REVENUES		
Government funding – City of Toronto	14,666,589	9,601,680
Revenues from tenants	1,311,541	1,197,133
Donations	240,074	413,739
Government funding – MOHLTC	352,203	346,294
CAMH – High Support Funding	278,327	277,382
United Way	201,891	200,681
Amortization of contributions	185,420	185,420
Management fees	116,089	116,089
Non-rental income	51,821	63,902
Other	12,806	36,529
Total Revenue	\$17,416,761	\$12,438,849
EXPENSES		
Administration & program expenses	10,463,422	6,748,293
Maintenance expenses	3,456,384	2,667,627
Mortgage principal & interest	1,436,271	1,375,117
Utility costs	774,303	824,634
Property taxes	318,905	296,346
Allocation to restricted reserve funds	243,443	233,587
Amortization	252,501	185,420
Insurance & bad debts	127,206	105,595
Total Expenses	\$17,382,436	\$12,436,619
Excess (Deficiency) of Revenues over Expenditure	\$34,325	\$2,230

Homes First Foundation

Statement of Financial Position (as of December 31st)

	2018	2017
ASSETS		
Current:		
Cash and cash equivalents	161,932	113,720
Term deposit	5,067	95,164
Grants receivable	545	8,893
Prepays	15,590	3,923
HST rebate receivable	5,924	13,214
Total Assets	\$189,058	\$234,914
LIABILITIES		
Current:		
Accounts payable and accrued liabilities	36,423	18,733
Due to Homes First Society	25,002	8,376
Deferred revenues	-	63,000
Total Liabilities	\$61,425	\$90,109
FUND BALANCES		
Net assets	127,633	144,805
Total Liabilities and Fund Balances	\$189,058	\$234,914

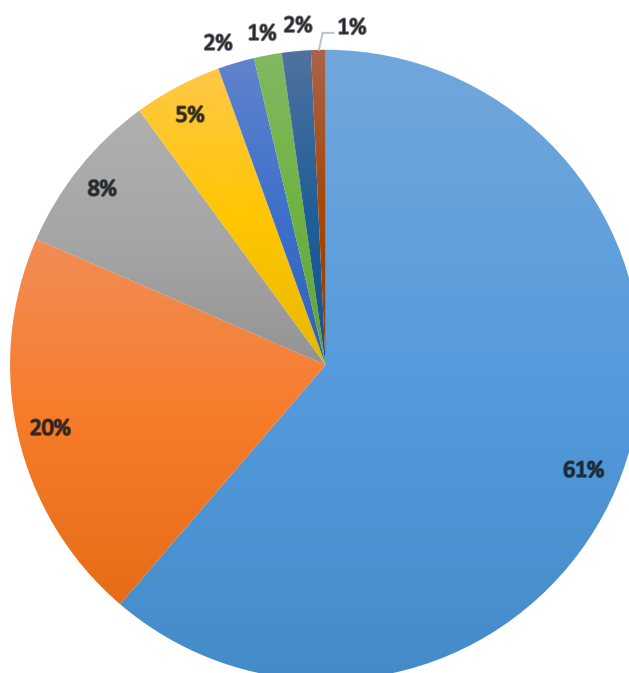
Homes First Foundation

Statement of Operations and Changes in Net Assets

	2018	2017
REVENUES		
Donations and fundraising	566,697	703,903
Grants	30,809	21,631
Interest	816	1,192
Total Revenues	\$598,322	\$726,456
EXPENDITURES		
Wages and benefits	244,476	229,159
Fundraising activities	79,032	230,676
Administrative overhead	49,496	71,321
Total Expenditures	\$373,004	\$531,156
Excess of revenues over expenditures before other item	\$225,318	\$195,300
OTHER EXPENSES		
Disbursement to Homes First Society	242,490	343,163
Excess of revenues over expenditures for the year	(17,172)	(147,863)
Net Assets, Beginning of Year	\$144,805	\$292,668
Net Assets, End of Year	\$127,633	\$144,805

Where the money goes:

- Administration & program expenses
- Maintenance expenses
- Mortgage principal & interest
- Utility costs
- Property taxes
- Allocation to restricted reserve funds
- Amortization
- Insurance & bad debts





Everyone needs a home

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416-395-0902 www.homesfirst.on.ca

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