



**Submission to Toronto City Council regarding Rental Apartment Buildings:  
Results of Public Consultation and Proposed Regulatory Regime**

**December 13, 2016; Agenda item LS15.3**

This submission is made on behalf of the Advocacy Centre for Tenants Ontario – a community legal aid clinic with a provincial mandate to advance and protect the interests of low-income tenants.

The Licensing and Standards Committee heard from tenants across the city that the current property standards inspection and enforcement program has not done enough for multi-unit rental buildings. The people who participated in the public consultation process reported that many landlords are failing to address essential repair issues including insect and rodent infestations, broken elevators, lack of heat, broken fridges and stoves, and mould that threatens the health of tenants and their families.

The Licensing and Standards Committee is endorsing the staff report and recommending that City Council approve a new regulatory program for rental apartment buildings. This program promises to strength enforcement of the City's by-laws through an increase in staff resources, enhanced tenant engagement, a requirement for new plans from landlords, the promotion of preventative maintenance and stronger penalties for landlords who don't comply. The tenants of these buildings have demonstrated a clear need for these improvements to ensure that their health and safety are protected and that they are getting value for the rent they pay each month.

ACTO urges City Council to adopt the Licensing and Standards Committee's recommendations. Despite what the landlords say, the current system is not working. We also encourage City Council to provide additional resources for inspections and enforcement. We do not believe that the Committee's funding recommendations will provide enough resources to meet the need for the over 350,000 rental units that this program will apply to.

The tenants of this city need to have their vital repair needs addressed. They pay more than their fair share of property taxes and deserve the support of their local government.

Yours very truly,  
ADVOCACY CENTRE FOR  
TENANTS ONTARIO per:

Kenneth Hale,  
Director of Advocacy and Legal Services