

EX25.11a



Decision Letter

Tenant Issues Committee

Meeting No.	5	Contact	Jennifer Lin, Committee Secretary
Meeting Date	Monday, April 3, 2017	Phone	416-392-4666
Start Time	3:00 PM	E-mail	exc@toronto.ca
Location	Committee Room 1, City Hall	Chair	Councillor Josh Matlow

TD5.1	ACTION	Amended		Ward:All
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Rental Affordability in Toronto

Committee Decision

The Tenant Issues Committee recommends that:

1. The Executive Committee request the City Manager and the Deputy City Manager, Cluster A to report to the Executive Committee in the third quarter of 2017 on additional housing market data which would assist in informing municipal, provincial and federal policy and program decisions.
2. The Executive Committee request the City Manager and the Deputy City Manager, Cluster A to commission a Market Analysis on Housing in the City of Toronto, which will help to inform the creation of measures to improve the affordability of housing for Toronto residents, and to report to the Executive Committee in the third quarter of 2017 on the progress.
3. The Executive Committee request the City Manager to report to the Executive Committee in the second quarter 2017 on the number of vacant homes in Toronto, and in an effort to encourage the occupancy of these homes, the feasibility of the City implementing a vacant homes tax.
4. The Executive Committee request the Deputy City Manager, Cluster A and the Deputy City Manager, Cluster C to report to the Executive Committee by the end of 2017 on opportunities to expand the City's green energy programs through accessing green energy initiatives contained in the 2017 federal budget and to include a review of City incentives that would encourage building owners to invest in green energy programs/retrofits, including the use of recoverable debt to finance energy retrofits. Further, such report to include strategies to ensure that energy savings will be passed on to tenants.
5. The Executive Committee request the Deputy City Manager, Cluster A and the Director, Affordable Housing Office to report to the Executive Committee in the third quarter of 2017 on opportunities to maximize the creation of new rental housing through accessing affordable housing funding provided for in the 2017 federal budget.
6. The Executive Committee request the Chief Planner and Executive Director, City Planning, and the Deputy City Manager, Cluster A to report to Executive Committee by the end of 2017 on recommended actions related to the creation of secondary residential units including

laneway suites; further to include in such report strategies, tools, by-laws, and licensing requirements to ensure long term affordability for prospective tenants.

7. The Executive Committee request the General Manager, Shelter, Support and Housing Administration to report to the Tenant Issues Committee prior to the 2018 Budget Process on the status of the Tenant Defence Fund review.

8. City Council write to the Premier to communicate its support for the discontinuation of the exemption pertaining to rent increases for rental housing built or occupied after November 1991, and amend the rent control provisions so that rent control is tied to the unit not to the tenant.

9. City Council reaffirm its request to the Government of Ontario to institute an automatic rent freeze in rental buildings for non-compliance with work orders, as adopted by City Council as part of 2013.EX36.2.

10. City Council request the Government of Ontario to amend the Residential Tenancies Act, 2006 to provide for procedures to strengthen tenant awareness of their rights and impose additional responsibilities on landlords to assist with tenant awareness.

11. City Council request the Government of Ontario to increase the Ontario Works Shelter Allowance to reflect the average market rent in Toronto.

12. City Council request the Government of Ontario to expedite improvements to eligibility and increase funding for Legal Aid clinics to promote housing stability.

Decision Advice and Other Information

The Director, Affordable Housing Office gave a presentation on Rental Housing Update.

Origin

(March 20, 2017) Letter from Councillor Josh Matlow

Summary

Toronto's rental housing market has become increasingly unaffordable for many people.

The challenges of finding and keeping a decent and affordable place to live are affecting people across the rental spectrum in all areas of the city.

Rents are rapidly rising beyond the rate of inflation and on the turnover from one tenant to the next the unit is frequently being rented to the highest bidder. Due to historically low vacancy rates and a lack of new purpose-built rental supply, more and more residents are finding themselves precariously housed by renting condominiums.

Despite the ongoing construction of new condominiums, there remains a critical shortage of homes that people can afford. As a result of market pressures and a lack of protection for any rental unit built after 1991, some tenants in condominiums have recently reported annual rent increases between 10 percent and 50 percent.

The situation has become critical as it is increasingly affecting the social and economic success of Toronto. Many residents are being priced out of the housing market, threatening the city's ability to attract investment, good jobs and maintain social cohesion.

The time has come for everyone involved including non-profit, community and private-sector organizations to work with all levels of government and governmental agencies to tackle the rental crisis that is threatening our livability and prosperity.

As a first step, we have asked the Affordable Housing Committee and the Tenant Issues Committee to meet to review rental housing in our city and make recommendations to the Executive Committee and Council. This will allow us to take stock of what is happening in Toronto's rental housing market and hear first-hand from the public and stakeholders most affected. We look forward to a productive meeting that will contribute to short and long-term solutions that will make Toronto a more affordable and livable city for renters.

Background Information

(March 20, 2017) Letter from Councillor Josh Matlow on Rental Affordability in Toronto (<http://www.toronto.ca/legdocs/mmis/2017/td/bgrd/backgroundfile-102151.pdf>)

(April 3, 2017) Presentation from the Director, Affordable Housing Office on Rental Housing Update (<http://www.toronto.ca/legdocs/mmis/2017/td/bgrd/backgroundfile-102563.pdf>)

Communications

(March 31, 2017) E-mail from James Cash (TD.Supp.TD5.1.1)

(April 3, 2017) E-mail from Don Collymore (TD.Supp.TD5.1.2)

(April 1, 2017) E-mail from Andrew Stokes (TD.Supp.TD5.1.3)

(April 3, 2017) Submission from Paul Codd, Right to Housing Coalition (TD.Supp.TD5.1.4) (<http://www.toronto.ca/legdocs/mmis/2017/td/comm/communicationfile-68204.pdf>)

(April 3, 2017) E-mail from Theodora Kempe (TD.Supp.TD5.1.5)

(April 3, 2017) Submission from Daniela Mergarten on behalf of Kenn Hale, Advocacy Centre for Tenants Ontario (TD.New.TD5.1.6) (<http://www.toronto.ca/legdocs/mmis/2017/td/comm/communicationfile-68222.pdf>)

(April 3, 2017) Submission from Harvey Cooper, Co-operative Housing Federation of Canada, Managing Director, Ontario Region (TD.New.TD5.1.7) (<http://www.toronto.ca/legdocs/mmis/2017/td/comm/communicationfile-68223.pdf>)

(April 3, 2017) Submission from Anita Ifeadi, University of Toronto Urban Infrastructure Cluster (TD.New.TD5.1.8)

(April 3, 2017) Submission from Mary Hynes, Toronto Seniors Forum (TD.New.TD5.1.9) (<http://www.toronto.ca/legdocs/mmis/2017/td/comm/communicationfile-68226.pdf>)

Speakers

Daniela Jardino

Carlos Jardino

David Gibson

Kyle Iannuzzi

Paul Codd, Right to Housing Coalition

Daniela Mergarten, Right to Housing Coalition

Kenneth Hale, Advocacy Centre for Tenants Ontario

Daryl Chong, President and Chief Executive Officer, Greater Toronto Apartment Association

Jim Murphy, President and Chief Executive Officer, Federation of Rental-housing Providers of Ontario

Mary Hynes, Toronto Seniors Forum

Harvey Cooper, Co-op Housing Federation of Canada (Ontario)

Phillip Mendonca-Vieira

Anita Ifeadi, University of Toronto Urban Infrastructure Cluster

Connor Gregory
Hamish Wilson
Councillor James Pasternak
Councillor Ana Bailão
Councillor Pam McConnell