

EX29.41**Decision Letter****Tenant Issues Committee**

Meeting No.	6	Contact	Dela Ting, Committee Administrator
Meeting Date	Friday, October 13, 2017	Phone	416-392-4666
Start Time	1:30 PM	E-mail	exc@toronto.ca
Location	Committee Room 2, City Hall	Chair	Councillor Josh Matlow

TD6.3	ACTION	Amended	Ward:All
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Status of Suite Metering in Rental Buildings in Toronto**Committee Decision**

The Tenant Issues Committee recommends to the Executive Committee that:

1. City Council request the Province of Ontario to extend the Ontario Electricity Support Program to low-income households who are tenants in buildings without sub-meters.
2. City Council forward the report (September 27, 2017) from the General Manager, Shelter, Support and Housing Administration to the Chief Executive Officer, Toronto Atmospheric Fund for consideration.
3. the General Manager of Shelter Support and Housing Administration, in consultation with community-based legal clinics and tenant advocacy groups, undertake further review and develop recommendations for changes to provincial legislation and guidelines related to electricity suite metering to provide greater protection to tenants and ensure stronger oversight and accountability of suite metering companies, and report to a future meeting of the Tenant Issues Committee with a position to forward to the provincial government on this matter.
4. the Executive Director of Municipal Licensing and Standards consider including additional information related to suite metering in the Apartment Building By-law registration requirements to better understand the extent of sub-metering in Toronto's rental housing stock, and to include any recommendations for changes in the update report of the Apartment Building Bylaw that will be provided to the Licensing and Standards Committee in 2018.
5. the Director, Environment and Energy Office report to the Parks and Environment Committee, in the second quarter of 2018, on energy efficiency proposals for multi-unit residential buildings for condominiums, landlords and tenants.

Origin

(September 27, 2017) Report from the General Manager, Shelter, Support and Housing Administration

Summary

This report responds to City Council's request on March 28 and 29, 2017 to report back to the

Tenant Issues Committee on the status of sub-metering in rental buildings in Toronto.

Unit smart meters and unit sub-meters (collectively, known as suite meters) make it possible for landlords to remove electricity as a service included in a tenant's rent and transfer responsibility for the cost of electricity usage from the landlord to the tenant.

In Toronto's rental housing market, with low vacancy rates, lack of new affordable rental housing supply, and growing rental unaffordability for many Torontonians, particularly those living on a low-income, suite metering can create additional financial burden and uncertainty for tenants who may be struggling to maintain their housing.

The issue of tenant protection is an important consideration in suite metering. Tenants and tenant advocates have expressed concerns that suite metering legislation does not provide clear enough guidelines on the implementation of suite metering or oversight of suite metering services. Further provincial measures to strengthen tenant protection may be needed.

The report provides comments on the history and current legislative framework for suite metering in residential rental properties and the impact on rental housing affordability in Toronto. The report does not provide information on the effectiveness of suite metering as a means for energy conservation.

Background Information

(September 27, 2017) Report and Attachment 1 from the General Manager, Shelter, Support and Housing Administration on Status of Suite Metering in Rental Buildings in Toronto (<http://www.toronto.ca/legdocs/mmis/2017/td/bgrd/backgroundfile-107340.pdf>)

Communications

(October 13, 2017) Submission from Councillor Mike Layton on The Impact of Sub-Metering on Condominium Electricity Demand by Donald N. Dewees and Trevor Tombe (TD.New.TD6.3.1) (<http://www.toronto.ca/legdocs/mmis/2017/td/comm/communicationfile-72723.pdf>)

(October 13, 2017) Submission from Daryl Chong, President and Chief Executive Officer, Greater Toronto Apartment Association (TD.New.TD6.3.2) (<http://www.toronto.ca/legdocs/mmis/2017/td/comm/communicationfile-72725.pdf>)

Speakers

Daryl Chong, President and Chief Executive Officer, Greater Toronto Apartment Association
Leah Werry, Wyse Meter Solutions
Jeffrey Stern, Toronto ACORN
Mary Todorow, Research/Policy Analyst, Advocacy Centre for Tenants Ontario
Starr Smith, Chair, Mimico Estates Tenant Association