



Councillor Josh Matlow

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Re: RH2.1 - Promoting the Security of Residential Rental Tenancies

Dear Chair & Committee Members

For two decades the City of Toronto has made a tremendous effort to protect our supply of affordable rental units from demolition and condominium conversion. In 1999 the City was facing an affordability crisis with low vacancy rates, rapidly rising rents, and a growing demand for conversion of aging apartment buildings into condominiums. Recognizing that Provincial tenant protection legislation did not adequately address Toronto's unique rental housing challenges, the City created a rental protection policy in its then new Official Plan to restrict the demolition of affordable rental units without full replacement.

The following year, the City further protected tenants facing demolition by actively monitoring tenants' right to return in new builds at a similar rent through Chapter 667 of the Municipal Code. The by-law also gave the City the ability to negotiate compensation for these temporarily displaced tenants. These measures have helped to keep tenants in their community at an affordable rent.

Both of these protections have resulted in the retention of thousands of affordable units and the ability for tenants to remain in their community. However, twenty years later tenants are facing new and unprecedented challenges as vacancy rates have remained at or below 1% for several years pushing rents to increasingly unaffordable levels. This upward pressure has provided incentives for some unscrupulous landlords to issue false 'renovictions' and Landlords Own Use evictions to replace existing tenants with new ones at much higher rents.

Unfortunately, neither the City of Toronto Act nor the Residential Tenancies Act provides renters in condominiums or buildings with less than six units with protection from demolition, condo conversions, renovictions, or Landlord Own Use evictions. Further, it is currently impossible to tell how many rental units the City is at risk of losing in the future as very little data on this type of housing stock exists.

This motion requests a report on Toronto's rental stock of units in buildings with less than six units. Thank you for your consideration.

Recommendations:

1. Committee requests the Chief Planner & Executive Director, City Planning to report to the Sub Committee on the Protection of Affordable Housing with:

a) A strategy to protect tenants in rental buildings with less than six units in Toronto.

b) A scan of Toronto's stock of rental buildings with less than six units, including, but not limited to:

- Number of rental units in buildings under six units
- Average rent in units in buildings under six units
- Number of rental units have lost in buildings under six units over the last 10 years
- Number of tenanted apartments converted to single family homes in the last ten years

Sincerely,

A handwritten signature in black ink, appearing to read 'Josh Matlow', with a long horizontal flourish extending to the right.

Josh Matlow
City Councillor
Toronto – St. Paul's