

CITY OF TORONTO

Bill 1427

BY-LAW -2025

To amend City of Toronto Municipal Code Chapter 575, Multi-Tenant Houses, to update definitions, application requirements and operator transition provisions.

The Council of the City of Toronto enacts:

1. City of Toronto Municipal Code Chapter 575, Multi-Tenant Houses, is amended by:
 - A. Deleting the word “building” from the first sentence of subsection (1) in the definition of “Multi-Tenant House” in § 575-1.1 and replacing it with the word “premises” so that it reads as follows:

[1] A ~~building~~ premises with four or more multi-tenant house rooms, inhabited or intended to be inhabited by persons who do not live together as a single housekeeping unit.
 - B. Deleting the word “or” from the end of subsection (3)(e) in the definition of “Multi-Tenant House” in § 575-1.1 and adding the word “or” to the end of subsection (3)(f) in the definition of “Multi-Tenant House” in § 575-1.1.
 - C. Adding a new subsection (3)(g) to the definition of “Multi-Tenant House” in § 575-1.1 which reads as follows:

(g) units and areas outside of units in an apartment building as defined in City of Toronto Zoning Bylaw 569-2013 or Chapter 354, Apartment Buildings, except for units that individually meet the criteria of subsection (1) or a building described in subsection (2).
 - D. Deleting the words “a preliminary project review (use only)” from § 575-2.2A(1)(e) and replacing them with the words “a zoning review” so it reads as follows:

(e) On first applying for an initial licence, ~~a preliminary project review (use only)~~ a zoning review from Toronto Building and on a licence renewal, a statement of no change in use;

- E. Adding the words “the dimensions of each multi-tenant house room or dwelling room,” before the words “and the maximum number of tenants” in § 575-2.2A(1)(f)[3] so it reads as follows:
- [3] A floor plan of the building showing each multi-tenant house room or dwelling room, the dimensions of each multi-tenant house room or dwelling room, and the maximum number of tenants to be provided with living accommodation in each multi-tenant house room or dwelling room;
- F. Adding a new § 575-2.2A(2)(e) as follows:
- (e) Despite Subsection A(2)(b)[1], when the operator is a corporation, a person authorized to bind the corporation may submit the following in lieu of the documentation required in Subsection A(2)(b)[1]:
- [1] A declaration in a form satisfactory to the Executive Director confirming that:
- [a] each director of the corporation meets the requirements in Subsection A(2)(b)[1];
- [b] the operator will maintain satisfactory documentation to show each director’s compliance with the requirements in Subsection A(2)(b)[1] at all times; and
- [c] the operator will provide the documentation described in subsection [b] to the City at any time upon request.
- G. Adding the words “along with the Executive Director’s approval” before the words “at least 180 days” in § 575-3.1H(1)(b) so it reads as follows:
- (b) On receiving approval of a transition plan from the Executive Director, deliver to each tenant a written notice along with the Executive Director’s approval at least 180 days in advance indicating the date on which operations will end.
- H. Adding a new § 575-4.1C as follows:
- C. Where a declaration was submitted in accordance with § 575-2.2A(2)(e), the operator of a personal-care multi-tenant house shall ensure that documentation showing each director’s

compliance with the requirements in Subsection § 575-
2.2A(2)(b)[1] is provided forthwith to the City at any time upon
request.

2. This by-law shall come into force on February 15, 2026.

Enacted and passed on December , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)