

Authority: Planning and Housing Committee Item PH26.3,
as adopted by City of Toronto Council on December 16 and
17, 2025

City Council voted in favour of this by-law on December
17, 2025

Written approval of this by-law was given by Mayoral
Decision 16-2025 dated December 17, 2025

**CITY OF TORONTO
BY-LAW 1456-2025**

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 17, 2025.

Frances Nunziata,
Speaker

(Seal of the City)

John D. Elvidge,
City Clerk