

# LS11.4a



## Decision Letter

### Tenant Issues Committee

<b>Meeting No.</b>	3	<b>Contact</b>	Jennifer Lin, Committee Secretary
<b>Meeting Date</b>	Tuesday, May 17, 2016	<b>Phone</b>	416-392-4666
<b>Start Time</b>	7:00 PM	<b>E-mail</b>	exc@toronto.ca
<b>Location</b>	Committee Room 2, City Hall	<b>Chair</b>	Councillor Josh Matlow

TD3.3	ACTION	Amended		Ward:All
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### Proposed Framework for Multi-Residential Rental Property Licence

#### Committee Decision

The Tenant Issues Committee recommends that:

1. City Council direct the Executive Director, Municipal Licensing and Standards to conduct public consultation on the proposed framework for a multi-residential rental property licence, such consultation to seek input on a variety of staffing and service levels; and report back in the fall of 2016 on:

- the consultation findings,
- a draft by-law,
- associated fee,
- budget and staffing model,
- proposed administrative monetary penalties,
- final proposed licensing fees,
- public education, communication and tenant engagement plan,
- technology requirements, and
- implementation schedule.

#### Origin

(May 3, 2016) Report from the Executive Director, Municipal Licensing and Standards

#### Summary

This report outlines a proposed framework for licensing multi-residential rental properties as a regulatory tool for contributing to safe and adequate rental housing in Toronto. The framework was drafted in response to direction from Licensing and Standards Committee. The report summarizes the results of a jurisdictional scan, as well as preliminary stakeholder consultations with tenant organizations, landlord groups, Toronto Community Housing and staff from relevant City divisions.

The licensing framework proposed in this report will be the subject of further public consultations to assess its impact on tenants, landlords and other stakeholders. The framework incorporates existing enforcement activities related to multi-residential properties such as building audits as well as in-suite inspections. It also creates additional requirements to

improve the sustainability of minimum property standards in rental properties such as annual inspections and maintenance plans. The estimated costs of administering and enforcing the proposed licence are outlined in this report, including an estimated licensing fee of \$12 to \$15 per unit based on cost recovery. However, further analysis is required.

This report also responds to other opportunities and challenges raised during the stakeholder consultations and Committee meetings related to the licensing framework and strengthening the City's response to non-compliant landlords.

Legal Services and Shelter, Support and Housing Administration were consulted in the preparation of this report.

### **Background Information**

(May 3, 2016) Report from the Executive Director, Municipal Licensing and Standards on Proposed Framework for Multi-Residential Rental Property Licence  
(<http://www.toronto.ca/legdocs/mmis/2016/td/bgrd/backgroundfile-92838.pdf>)  
Attachment 1 - Jurisdictional Scan  
(<http://www.toronto.ca/legdocs/mmis/2016/td/bgrd/backgroundfile-92839.pdf>)

### **Communications**

(May 17, 2016) Submission from Kenn Hale, Advocacy Centre for Tenants Ontario - ACTO (TD.New.TD3.3.1)  
(<http://www.toronto.ca/legdocs/mmis/2016/td/comm/communicationfile-60718.pdf>)

### **Speakers**

Tim Rourke  
Dan McIntyre  
Kemba Robinson, Jane and Finch ACORN  
Andrew Marciniak, Toronto ACORN  
Geordie Dent, Federation of Metro Tenants Association  
Kenn Hale, Advocacy Centre for Tenants Ontario  
Emily J. Alfred, Toronto Environmental Alliance  
Daryl Chong, President and CEO, Greater Toronto Apartment Association  
Harold Myshrall  
Helen Chilas, Presidents, 1501 Woodbine Tenants Association