

**City Council****Notice of Motion**

MM27.9	ACTION			Ward:All
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**"Rent Protection for All" Tenants Act - by Councillor Mary Fragedakis, seconded by Councillor Paula Fletcher**

*\* Notice of this Motion has been given.*

*\* This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.*

**Recommendations**

Councillor Mary Fragedakis, seconded by Councillor Paula Fletcher, recommends that:

1. City Council write to Peter Tabuns, Member of Provincial Parliament and the Honourable Chris Ballard, Minister of Housing encouraging the passage and implementation of the Rent Protection for All Tenants Act, 2017.
2. City Council reconfirm its support for discontinuing the exemption pertaining to rent increases for rental housing built or occupied after November 1991.
3. City Council request the Ontario Government to review the Residential Tenancies Act to better protect tenants from unfair rent increases.

**Summary**

On March 20, 2017, Peter Tabuns, Member of Provincial Parliament, introduced an act to extend rent protection to tenants in rental buildings built after 1991. Bill 106 is known as the Rent Protection for All Tenants Act, 2017. This Bill will discontinue the exemption pertaining to rent increases for rental housing built or occupied after November 1991.

There are an estimated 150,000 rental households built after 1991 and therefore not subject to rent controls. The average rent in the Greater Toronto Area rose almost 12 percent in 2016 to a record high according to a report by CIBC Economics.

The prohibition on rent control for new buildings built after 1991 was made permanent by the Progressive Conservative government in 1997 and has not only failed to achieve the related policy goals but has resulted in unpredictable and unfair rent increases for many Toronto tenants.

Many Torontonians spend more than half of their income on rent and they should not be have to live so precariously with this kind of uncertainty.

**Background Information (City Council)**

Member Motion MM27.9