

## City Council

### Notice of Motion

MM38.15	ACTION			Ward:All
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### **Enforcing Rights in the Residential Tenancies Act - by Councillor Mike Layton, seconded by Councillor Ana Bailão**

*\* 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 Mike Layton, seconded by Councillor Ana Bailão, recommends that:

1. City Council request the Ontario Minister of Housing to strengthen the language of the Residential Tenancies Act so that tenants who are evicted from their homes due to renovation are able to exercise their right of first refusal as provided for under Section 53 of the Act.
2. City Council request the Province of Ontario to ensure the Landlord and Tenant Board implements the requirements of the Residential Tenancies Act and reinstate tenancies where tenants are evicted due to repairs or renovation where a landlord has acted in bad faith.

### **Summary**

The rental housing market in Toronto is severely constrained and maintaining the supply of housing, particularly affordable rental housing, is of utmost importance. The Province of Ontario needs to be doing everything it can to protect tenants from loopholes in the Residential Tenancies Act that allow landlords to benefit from acting in bad faith.

Section 53 of the Residential Tenancies Act currently provides tenants with the right of first refusal to move back to their rental unit that has been repaired or renovated. Landlords acting in bad faith, however, are able to re-rent these units to new tenants at significantly higher rent and are not being required by the Landlord and Tenant Board to allow existing tenants to move back in.

### **Background Information (City Council)**

Member Motion MM38.15