



Subcommittee on the Protection of Affordable Rental Housing

Meeting No.	1 (Special)	Contact	Nancy Martins, Committee Administrator
Meeting Date	Tuesday, July 16, 2019	Phone	416-397-4579
Start Time	12:30 PM	E-mail	phc@toronto.ca
Location	Committee Room 1, City Hall	Chair	Councillor Paula Fletcher

RH1.2	ACTION	Amended		Ward: All
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Review of the Terms of Reference

Subcommittee Decision

The Subcommittee on the Protection of Affordable Rental Housing recommends that the Planning and Housing Committee:

1. Amend the Terms of Reference of the Subcommittee on the Protection of Affordable Rental Housing to include:

"1. Support the City of Toronto to better assist and protect tenants to stay in their apartments and protect the affordable housing supply in Toronto through the following measures:

- a. Identify additional city resources and expertise available to support tenants facing eviction from N13 and N12, including education materials and awareness campaigns on existing city resources and policies to protect affordable rental housing;
- b. Develop standards and guidelines to better align Toronto Buildings notices and orders to comply with the standards set in the Residential Tenancies Act;
- c. Identify recommended policy changes to the Residential Tenancies Act that would limit N13 and N12 eviction to be for valid purposes only
- d. Identify mechanisms for tracking and monitoring data on N12 and N13 evictions, above guideline rent increases, and changes to the short-term rental housing stock.
- e. Determine what additional role city legal can play in supporting tenants with disputed N13 evictions.
- f. Coordinate input from community legal service providers and other relevant stakeholders on better coordination between the city and non-profit legal services

agencies supporting residents with Landlord Tenant Board matters.

g. Continue to engage with community members and housing organizations who have been working on these issues, including special consultations.

2. Determine the impact of N13 and N12 evictions on the supply of affordable housing in Toronto and provide feedback to the city's Housing Plan 2020-2030."

2. Request the City Manager to:

a. Establish a staff lead for N13 and N12 renovictions.

b. Convene a workshop which include civil society organizations and experts from other Canadian jurisdictions to examine best practices.

Summary

At its meeting of May 28, 2019, the Planning and Housing Committee established the Subcommittee on the Protection of Affordable Rental Housing to make recommendations to the Planning and Housing Committee on the protection of affordable rental housing, including, but not limited, to such matters as:

a. the impact of N12 and N13 evictions on the supply of affordable housing in the City of Toronto; and

b. how the City of Toronto may better assist and protect tenants to stay in their apartments and protect the affordable housing supply in Toronto including suggested changes to the Landlord and Tenant Board process.

The Planning and Housing Committee directed the Subcommittee to review its terms of reference at its first meeting.