

## City Council

### Motion without Notice

MM24.25	ACTION			Ward: All
---------	--------	--	--	-----------

### **Protecting Tenants from Above-Guideline Increases During the COVID-19 Pandemic - by Councillor Brad Bradford, seconded by Councillor Paula Fletcher**

*\* Notice of this Motion has not been given. A two-thirds vote is required to waive notice.  
\* This Motion is subject to referral to the Planning and Housing Committee. A two-thirds vote is required to waive referral.  
\* This Motion has been deemed urgent by the Chair.*

### **Recommendations**

Councillor Brad Bradford, seconded by Councillor Paula Fletcher, recommends that:

1. City Council request the Ontario Minister of Municipal Affairs and Housing to protect tenants from burdensome rent increases by restricting Above-Guideline Rent Increases as part of the 2021 rent freeze outlined in Bill 204, the Helping Tenants and Small Businesses Act, 2020.

### **Summary**

The Province's Bill 204, Helping Tenants and Small Businesses Act, 2020, received First Reading on September 17, 2020. The Bill proposes many benefits to residential and commercial tenants, namely through a proposed rent freeze for 2021 and an extension of the temporary ban on commercial evictions. The Bill has yet to receive the Royal Assent necessary for the associated regulations to be enacted. At this time, the Bill permits some Above-Guideline increases in rent, outlined in Schedule 7 Part VII.1. The wording of this exemption may increase the possibility of landlords using a renovation to initiate an Above-Guideline increase, despite the freeze on rent increases planned for the time ahead.

Despite the financial and health hardships many residents have been facing throughout the COVID-19 pandemic, I've heard from tenants of an older building in Ward 19, who have received notice of an Above-Guideline Rent Increase proposed to take effect in October. This is the second above-guideline increase tenants have received in the past five years - the first of which resulted in three years of extra increases in addition to the annual guideline amounts. While the age of the building provides exemption from general above-guideline increases to individual rents, this increase has still been possible under the landlord's repair and renovation projects. Requesting the Province to broaden the scope of Bill 204 is one measure that could help tenants to remain in their homes during these unprecedented times. Restricting Above-Guideline Rent Increases, either by preventing them or capping them in 2021 would provide

greater protection to tenants.

This Motion is urgent because Bill 204 has already received Second Reading within the Provincial Legislature and a decision on the Bill could be made by the Legislature imminently.

**Background Information (City Council)**

Member Motion MM24.25