

PH15.10 Appendix B

Appendix B

Summary of City of Toronto Recommendations on Bill 184 Protecting Tenants and Strengthening Community Housing Act, 2020

RESIDENTIAL TENANCIES ACT, 2006:

Protection of Affordable Rental Housing

- Reintroduce Rent Control
- Improve Oversight and Enforcement of Above Guideline Increases
- Raise Ontario Works (OW) and the Ontario Disability Support Program (ODSP) Shelter Allowances

Access to Justice for Tenants and Landlords

- Restore and enhance provincial investments in legal aid
- Amend Section 82 (2) to make advance notice a best practice, not a requirement
- Strike Section 135.1 (1) – Rent Increase Deemed Not Void
- Reconsider use of LTB to settle additional tenancy matters
- Develop a simple, accessible fact sheet on landlord and tenant rights and responsibilities and make this fact sheet a mandatory inclusion in all provincial communications with landlords and tenants

Eviction Prevention and Tenant Compensation

- Remove ability to pursue "ex parte eviction orders" for breached mediated agreements
- Provide at least three months' rent for a comparable home as compensation for tenants in no-fault evictions
- Accompany the extended 24 month period to seek remedies for right of first refusal with enforcement and investigative support
- Strengthen Section 53 of the Act so that tenants able to exercise their right of first refusal
- Institute a rent freeze in rental buildings for non-compliance with work orders, beyond work orders related to elevators

Enforcement and Illegitimate Activity

- Regulate N11s and buy-out agreements
- Strengthen Section 71.1 by also requiring additional documentation for N13s and invest in enforcement
- Accompany increased in penalties for violating the RTA with resources for enforcement
- Increase the resources of the Rental Housing Enforcement Unit (RHEU) to better serve tenants and landlords

Data Collection and Dissemination

- Establish a robust provincial rental registry that tracks building ownership, asking rental rates, AGIs and their expiries and LTB filings and their outcomes

Landlord and Tenant Board Administrative Improvements

- Increase staffing levels at the LTB to address the backlog and to better support landlords and tenants and collect and disseminate data and information
- Improve LTB scheduling to mitigate long wait times
- Simplify LTB notices with plain language so they are easily understood and ensure all forms include a tracking number that is linked to a public registry

HOUSING SERVICES ACT, 2011:

- Develop the HSA regulations with principles recognizing municipal autonomy, local flexibility in service delivery and the need to be cost neutral to municipalities
- Eliminate the HSA Rent-Geared-to-Income (RGI) “rent scales” used to determine the rent payable for households in receipt of social assistance

BUILDING CODE ACT, 1992:

- Add the Chief Building Official of the City of Toronto as an ex-officio, voting member on the proposed administrative authority’s Board of Directors
- Ensure the Ministry of Municipal Affairs and Housing conducts further consultations directly with the City of Toronto on its proposals to change how Ontario Building Code services are delivered in Ontario.
- Consider aligning any further Ontario Building Code Act changes with the property maintenance standards and requirements in the Residential Tenancies Act either through legislation, regulation or engagement with tenants and landlords.