

## **Supplementary Report on the Renovictions Policy and Proposed By-law**

**Date:** June 28, 2022

**To:** Planning and Housing Committee

**From:** City Solicitor

**Wards:** All

### **REASON FOR CONFIDENTIAL INFORMATION**

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The attachment to this report contains advice or communications that are subject to solicitor-client privilege.

### **SUMMARY**

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This report is supplementary to the report from the Executive Director, Housing Secretariat entitled "Renoviction Policy - Creating a Framework to Protect Affordable and Mid-range Rental Homes and Deter Renovictions" dated June 20, 2022 (the "Housing Secretariat Report"). This report provides legal advice on the new by-law proposed as part of the Renovictions Policy contained in the Housing Secretariat Report.

### **RECOMMENDATIONS**

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The City Solicitor recommends that:

1. City Council direct that the confidential information contained in Confidential Attachment 1 remain confidential in its entirety, as it contains advice which is subject to solicitor-client privilege.

## FINANCIAL IMPACT

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There is no financial impact resulting from the adoption of the recommendations in this report.

## DECISION HISTORY

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The decision history related to the proposed Renovictions Policy is detailed in the Housing Secretariat Report.

## COMMENTS

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The Executive Director, Housing Secretariat has submitted the Housing Secretariat Report on a proposed Renovictions Policy for consideration by the Planning and Housing Committee and City Council. The Housing Secretariat Report recommends that a new by-law be developed as part of the Renovictions Policy which would require all landlords of rental properties to:

1. obtain a building permit prior to taking steps to obtain vacant possession of a rental unit to carry out a repair or renovation of the rental unit, except where a building permit cannot be obtained without vacant possession of the unit (the "**Advance Building Permit Requirement**");
2. provide a copy of the City's [Tenant Eviction Prevention Handbook](#) to tenants upon:
  - (a) signing of a lease for a rental unit; and
  - (b) taking steps to obtain vacant possession of a rental unit for the purpose of repairs or renovation;(the "**Handbook Requirement**"); and
3. post and maintain a notice in a prominent and visible place within the property, and deliver a letter to the rental unit(s) notifying tenants when a building permit application has been made to the City of Toronto accompanied by an accurate description of the proposed work. The notice would also provide tenants with guidance on how to obtain further information from the City of Toronto on tenant rights (the "**Building Permit Application Notice Requirement**").

Confidential Attachment 1 contains solicitor-client advice on the by-law proposed as part of the Renovictions Policy.

## **CONTACT**

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## **SIGNATURE**

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Wendy E. Walberg  
City Solicitor

## **ATTACHMENTS**

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Confidential Attachment 1 - Supplementary Report on Legal Issues Relating to the Renovictions Policy and Proposed By-law