

PH35.18 Renoviction Policy: Creating a Framework to Protect Affordable and Mid-Range Rental Homes and Deter Renovictions

Submission by the City of Toronto's Tenant Advisory Committee

Dear Toronto City Council,

The illegal and predatory eviction of tenants just so that bad landlords can raise rents and make more money continues to be a widespread and growing problem in our city, one that is responsible for rising housing costs for both renters and potential homeowners, increasing rates of homelessness, and the permanent loss of affordable and mid-range housing.

While everyone is feeling the pressure of the rising cost of living to some degree right now, tenants who are being forced out of the homes they are able to afford—often illegally—and into a rental market where the only housing available is twice as much as they had been paying, aren't looking at a 7 or 8% increase to their cost of living, but a 100% increase. For many in this situation, being forced from their home means being forced into homelessness.

The proposed Renoviction Policy and the related requests of the provincial and federal government before you today are important measures for addressing this issue and ensuring that tenants are able to remain in their homes and are prevented from ending up on the street.

The Residential Tenancies Act already requires landlords to obtain a permit before they are able to lawfully evict a tenant for renovations or redevelopment. The City's proposed bylaw and renovictions framework wouldn't change anything for landlords who abide by the law, besides requiring them to give tenants information about their rights and responsibilities under the law.

What this new bylaw will do is make it harder for bad landlords to get away with using illegal tactics to evict good law-abiding tenants from their homes and prey upon tenants who aren't aware of their legal rights.

As this renoviction framework will only negatively impact bad landlords hoping to engage in illegal activity, we urge Council to regard with suspicion any opposition to this small but important intervention by the City of Toronto to ensure that tenants are not illegally evicted from their homes and are supported in cases of possible eviction and displacement.

The City of Toronto's [Tenant Advisory Committee](#)