



July 5, 2022

To: Deputy Mayor Ana Bailão, Chair, Planning & Housing Committee
Members, Planning & Housing Committee

From: Daryl Chong, Greater Toronto Apartment Association

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

The Greater Toronto Apartment Association (“GTAA”) represents the interests of the multi-family, purpose-built rental housing industry. Our members own and manage more than 150,000 units of multi-family, purpose-built rental housing across the GTA, mostly in the City of Toronto.

GTAA doesn’t support arbitrary evictions. Ontario’s *Residential Tenancies Act* (RTA) sets out the rights and responsibilities of landlords and tenants who rent residential properties in Ontario. This specifically includes unlawful evictions. The RTA combined with Social Justice Tribunals of Ontario, requires that the Landlord & Tenant Board (LTB) review each application using defined criteria. This is further backstopped by a hearing presided over by an independent adjudicator, then followed by their decision and when necessary, an order.

The preservation of existing older stock is important, but it does not address the root problem, which is severe undersupply.

The chronic shortage of new purpose-built rental production has been ongoing for decades. In other places with continual new development, there is naturally occurring affordable housing (NOAH). Most of Toronto’s rental stock is 50 years old, or older. Major work is often required at this point in a building’s lifecycle (ie, balconies, underground garages). This will be amplified in the coming years to meet net zero retrofit requirements.

Today’s report cites insufficient purpose-built rental supply, and notes (page 12):

“To highlight this point, the Toronto Housing Market Analysis found that between 2006 and 2016, the total number of tenant households in Toronto rose from 446,850 to 525,830, meaning 78,980 new tenant households were formed. Over the same period, however, only 1,466 net new primary rental units were added to the city’s housing stock.”

Toronto Planning's "*Right Sizing Housing Report*" (May 2021) quantified that 4,100 market rental units need to be added each year (consistently for 35 years) to meet population growth demands. The actual production is short by 2,500 units each year (past 10 years). This deficit hole grows deeper each year. This underscores the importance of figuring out how to get new rental built; as much as possible; the sooner the better.

Toronto needs robust production of new rental housing. This should be a main priority to serve current and future residents of our city.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daryl Chong", with a stylized flourish at the end.

Daryl Chong
President & CEO
Greater Toronto Apartment Association