



Toronto **ACORN**

Uniting communities for justice | acorncanada.org

July 5, 2022

Dear Councillors on Housing & Planning Committee,

Renovictions are a growing concern in Toronto and are destroying the affordable housing stock we already have. Landlords have increasingly used N13 notices as means to evict long term tenants out of their homes under the guise of major “renovation work”.

Toronto ACORN is a community union made up of working class tenants fighting for social and economic justice. ACORN has been active in the fight against renovictions and demovictions in Toronto since 2019.

ACORN has been asking the city to investigate replicating New Westminister’s renovation bylaw in Toronto. BC ACORN played a role in the groundbreaking policy victory. The by-law disincentivises renovictions, and incentivises the maintenance of purpose-built rental buildings

We recognise this is a positive step forward but ACORN members are frustrated that what is outlined in this report won’t really deter landlords from doing renovictions.

We would like to see the City add some extra protections that would be condition of the building permit: requiring the landlord to cover rental top up payments, moving costs, and pay for support to help find a new unit close by - so tenants aren’t out of pocket and then can use their right to return right under the RTA.

Below are the full recommendations ACORN members would like to see:

1. Renoviction By-law and Landlord Licensing

The City of Toronto should replicate the New Westminister renoviction bylaw system which takes out any financial incentive landlords have to renovict tenants.

- A no displacement policy - PERIOD
- Doing so takes away the financial incentive landlords have to renovict tenants by requiring landlords to follow certain requirements, failing which they can be fined by the city or even lose their license.
- Landlord Licensing also provides enforcement of the Standards of Maintenance by-law, ensuring that buildings remain in good condition.

2. Tenant Support & Tracking New Building Ownership

The City of Toronto should take a proactive approach when it comes to informing tenants of their rights and provide resources for tenant groups to respond to AGIs and threats of displacement.

- The city should track when a rental building is sold (license transfers to a new landlord) and immediately initiate outreach to inform tenants of their rights and how the Renoviction By-law protects them



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3. No Displacement

- Developers need to get all permits (building, plumbing, development, special development, or heritage alteration) required by the City before they are able to renovate.
- Developers must make arrangements for each tenant to continue their tenancy at the same rent during and after the renovation.
- Tenant relocation policy - if tenants have to move out, landlords must find them a new place close by, top up their rent so they don't pay more, and major financial penalties if the right to return is interfered with.
- Public register of tenant buyouts, building permits, home sales, and monitor sale of rental buildings and inform tenants of their rights
- Landlord and tenant registry to track displacement during renovation
- No public funds, or permit approvals, to predatory landlords.

Sincerely,

Marva Burnett
Toronto ACORN