

Implementation of a Renovictions By-law

Housing Rights Advisory Committee
September 23, 2024



Agenda

1. Renovictions and Council Direction
2. Renovictions By-law Implementation
3. Consultations and Next Steps
3. Questions and Discussion

The City of Toronto defines a renoviction as an Illegitimate eviction by a landlord claiming the need for vacant possession for the purpose of renovations. Renovictions can include refusing tenant's return post-renovation, illegally raising rent on new/returning tenant, or not undertaking major renovations after eviction.

Council Direction

On June 26, 2024, City Council directed staff to:

- Report to Planning and Housing Committee on October 30, 2024 with a proposed Renovictions By-law modelled on the City of Hamilton's Renovation Licence and Relocation By-law;
- Conduct engagement and consultations on the Hamilton By-law with interested parties on the implementation of the Renoviction By-law; and
- Include engagement results in the staff report to the Planning and Housing Committee.

Renovictions By-law

Landlord Licence and Registration Requirements

The Proposed City of Toronto Renoviction By-law could require landlords to obtain a **Renovation Licence** for vacant possession to renovate and:

- Apply for a licence within 7 days of issuing N13 notice
- Pay an application fee (\$ amount TBD)
- Provide copies of issued N13 notice(s)
- Provide copies of approved building permits
- Provide a report by a qualified person
- Submit a tenant accommodation or compensation plan
- Provide other information requested by the City

Residential Tenancies Act

- Residential Tenancies Act and the Landlord Tenant Board regulate landlord-tenant disputes and evictions.
- Under the Act, landlords can serve N13 eviction notices for major renovations to a rental property. N13 notices must be issued at least 120 days before eviction.
- Municipal bylaws cannot prevent the issuance of N13 notices, or allow City staff intervention in landlord-tenant disputes.

Qualified Person Report

Landlords must obtain a qualified persons report:

- The report would need to confirm that the extensive renovations/repairs require vacant possession of the unit.
- The City needs to determine who is a 'qualified person' and what will need to be included in the qualified persons report. It could be an engineer or other qualified person.
- The landlord will also be required to provide copies of approved building permits authorizing the renovation.

Tenant Notification Requirement

Landlords will also be required to:

- Notify tenants of Renovation Licence application after submission.
- Post a Tenant Information Notice visibly on rental property, which guides tenants on obtaining information about their rights.

The city is also exploring how a public registry could support the licensing framework and what information it might contain.

Tenant Notification Requirement (sample)



TENANT INFORMATION NOTICE

This notice provides information on the **Rental Renovation License** that has been applied for at this property. This means that repairs or renovations are expected to impact one or more residential rental unit(s).

Rental Renovation License Number:

Building Permit Application Number(s):

Address:

Below is the contact information for the (property owner to check one):

☐ Landlord ☐ Representative (as listed on N13)

Name: **Phone Number:**

City of Toronto's Renovictions By-law (By-law ####-####)

Effective [date TBD], if a landlord wants to end a tenancy for repairs so extensive that the unit needs to be vacant to do the work, the landlord must first obtain a **Rental Renovation Licence** from the City of Toronto and submit:

- A professional's report stating vacant possession is required
- A copy of the N13 "Notice to End your Tenancy"
- Confirmation that building permit(s) have been issued
- A Tenant Accommodation Plan signed by the tenant, should the tenant exercise their right to return after the repairs
- Confirmation of providing Toronto's Eviction Prevention Handbook to tenant
- Confirmation of posting this Tenant Information Notice at the property

Resources for Tenants

The City of Toronto has developed resources for tenants:

- The **RIGHTS tool** describes how different types of repairs may impact tenants: toronto.ca/RenoRIGHTS
- The **Eviction Prevention Handbook**, available in multiple languages, contains information and a list of help centres and legal clinics: toronto.ca/EvictionHelp

Note: Residential tenancy matters are governed by the Province of Ontario under the *Residential Tenancies Act* and not by the City of Toronto. For information about your right to a hearing at the Province of Ontario's Landlord and Tenant Board (LTB), visit tribunalsontario.ca/lrb

Call **311** For more information or By-law compliance complaints, call 311.

For building permit information, visit toronto.ca/building-permit-status

To see this notice in other languages, visit [\[webpage\]](#).

Tenant Accommodation or Compensation Plan

Before receiving the Renovation Licence, landlords will be required to submit a tenant accommodation or compensation plan if tenant exercises their right of first refusal. The plan could:

- Require landlords to provide either **temporary alternative accommodation** details (comparable size, rent, number of bedrooms, and location); or **monetary compensation** for the tenant during renovations, and make arrangements for tenant's return post-renovation.
- Provide any other information requested by the City, and keep records showing compliance with the plan. Exemptions for landlords under certain circumstances may be considered.

With regards to compensation, the Hamilton by-law requires the landlord to provide the difference between the tenant's current rent or the average market rent for a unit with the same number of bedrooms.

TO Tenant Support Program

- Through partnerships with the Canadian Centre for Housing Rights (CCHR) and Federation of Metro Tenants' Associations (FMTA), and the Centre for Immigrant and Community Services, the City provides grants for the delivery of legal services and aims to enhance tenants' awareness of their rights.
- CCHR provides legal supports to tenants who have received N13 notices of evictions.
- FMTA deploys outreach staff to educate tenants on their rights in relation to renovictions, and CICS provides tenants with information on their rights.

Multi-tenant Housing and Community Housing

- The City is considering how a renovations by-law should be implemented for multi-tenant housing, to align with the implementation timelines of the new regulatory framework for multi-tenant housing.
- The City is considering whether an exemption from the renovations by-law should be provided for community housing providers.
 - Community housing (or non-market housing) refers to social and affordable housing that is owned and/or operated by non-profit housing organizations, non-profit co-operatives, and Indigenous housing providers, along with Toronto Community Housing Corporation and Toronto Seniors Housing Corporation

Consultation Approach

The City procured the services of Public Progress to plan and implement the engagement. The objectives of the engagement and consultation process are to:

- Engage tenants, landlords, and the general public on a Renovictions By-law;
- Focus on soliciting feedback on the implementation of a Hamilton-style by-law;
- Raise awareness of the implementation of a Renovictions by-law; and
- Apply a human rights-based approach in developing the by-law.

Consultations

Focus Groups

Tenant Advisory Committee, RenovictionsTO, Right2Housing Network, ACORN, community legal aid clinics, TO Tenant Support Program, landlord associations, and the Ombudsman.

Public Open Houses

Six community-based in-person open houses in Toronto West, Toronto East, – North York, Etobicoke, Scarborough, and downtown Toronto - and one virtual public session.

Tenant Meeting

A consultation meeting with tenants with lived experience of renovictions, in collaboration with ACORN.

Public Survey

A public survey was launched in August, running until September 30. Responses are anonymous and will inform the development of the bylaw.

Questions

- What considerations should the City take into account when implementing a Renovictions by-law?
- What supports should be provided to tenants when the by-law is implemented?

Next Steps

- **October 30, 2024:** Planning and Housing Committee
- **November 13, 2024:** City Council
- **November 2024:** if approved, launch of implementation planning for the by-law
- **November 1, 2025:** Proposed launch of the Renovictions by-law

Note: stakeholders, including tenants and landlords, will continue to be engaged on the implementation of the renovictions by-law, leading up the launch of the by-law.

Thank you