

HRAC Working Group 3 – Meeting 1 – October 1, 2024

Working Group Guidelines Document (20 minutes)

Chair Selection (10 minutes)

Human Rights-Based Analysis Tool (20 minutes)

Working Group Agenda & Priorities (10 minutes)

Discussion on Renovictions By-Law (60 minutes)

Present

Elizabeth McIsaac

Harmy Mendoza

Joy Connelly

Saroja Ponnambalam

Regrets

Nicole Alexander

Housing Secretariat Support

Asha Sivarajah

Notes

- **Working Group Guidelines Document**
 - Reviewed, group had no comments.
- **Chair Selection**
 - Discussion over Chair's responsibilities as:
 - Guiding the agenda and priorities of the working group
 - Connecting with HRAC Chair about setting the agenda for HRAC Committee meetings
 - Encouraging consensus
 - Saroja was nominated as Chair and accepted
- **Human Rights-Based Analysis Tool**
 - Working Group members discussed the educational human rights-based analysis tool developed by Maytree to support their capacity to analyze items considered by HRAC through a human rights-based approach
 - Discussed how HRAC's HRBA work must feed into City policy implementation
 - Key priorities for renovictions discussion:
 - Due to underground nature of renovictions, it is essential to collect disaggregated data on the impact of inspections such as the permanent loss of affordable rental units.
 - Dislocation may occur due to a landlord's fear of inspections.
 - Consider support systems in place for individuals who have been displaced due to a renovation (i.e. RGI subsidies)
 - Is there a plan to include rightsholders as implementation of by-law and evaluation happens?
 - Consider the spectrum of small-scale landlords vs. corporate landlords when it comes to maintaining housing
 - Working Group wants to know from the City's end what risks they have considered.
- **Working Group Agenda & Priorities**
 - Next Meeting:

- Looking at key priorities framework and the objectives of the maintaining housing section
- Strategy conversation at the next working group meeting for the key areas of focus and key policies of focus
- Priorities framework chart and human rights outcomes create a good starter
- **Discussion on Renovictions By-Law**
 - HRAC members discussed importance of data tracking and the unintended consequences of a renoviction by-law, such as displacement
 - Member shared the importance of considering safety implications for survivors of gender-based violence women encountering GBV.
 - For example, when a survivor is relocated due to a renoviction and needs to find a new place to move, there are additional considerations such as having restraining orders and needing to live in a different division away from the perpetrator
 - Member discussed supports for smaller landlords who may be seeking a legitimate renovation licence to conduct necessary upgrades to housing as it may be expensive for smaller landlords to be in compliance.
 - Discussed Multi-Tenant (Rooming) Houses Framework and how to prevent a landlord from exiting the market due to over-regulation such as fee deferrals and phased implementation
 - Member shared that the cost of compliance for a Multi-Tenant Housing (MTH) landlord may result in landlords exiting the market or pursuing an Above Guideline Increase (AGI) making it unaffordable for existing tenants
 - Discussed compensation plans and its alignment with the City's demovictions by-law
 - Discussed the importance of allocating resources to tenant education and how it is translated in multiple languages as newcomers tend to be disproportionately vulnerable to renovictions, and evictions.
 - Members shared the value of leveraging community-based organizations to share tenant information
- **Next Steps:**
 - Working group will prepare a feedback document based on its discussion of the proposed Renovictions By-Law
 - Working group Chair will present feedback at the next HRAC meeting

Working group ended at 11:30 am.