

# **ATTACHMENT 1**

## **CITY OF TORONTO RENOVICTIONS BY-LAW DRAFT FRAMEWORK**

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### **Purpose and Objectives**

In April 2024, the City of Hamilton enacted a Renovation Licence and Tenant Relocation By-law ("Hamilton by-law") that requires landlords to obtain a renovation licence within seven days of issuing an N-13 notice, prior to undertaking renovations that require vacant possession of a unit. The by-law applies to all rental properties in Hamilton and establishes a dedicated compliance and enforcement framework.

On February 28, 2024, the Planning and Housing Committee directed staff to include in this report consideration and analysis of the Hamilton by-law and how that approach could be adopted by Toronto. This attachment provides a framework for the draft by-law implementation plan as referenced in Recommendation 2 of the May 30, 2024 staff report, "Renovictions Policy Implementation: Review of Hamilton Renovation Licence and Tenant Relocation By-law and Developing a Toronto Renovictions By-law".

### **New Renovictions By-law**

Staff propose consulting on a proposed new renovictions by-law, including but not limited to, the components identified in this attachment. These components as described in this attachment are preliminary, and require additional internal and external consultation, operational, financial, and legal analysis, and implementation planning.

### **Scope of the By-law**

City staff will consult on the scope of the by-law and study the feasibility of applying the by-law to all rental housing within the City of Toronto; as well as the feasibility of exemptions for some types of accommodation and rental housing, including potentially for multi-tenant houses and community housing.

### **Licence or Registration Requirement**

Staff will consult on a proposal that landlords be required to register with the City or obtain a renovation licence from the City where the landlord is seeking vacant possession of a unit to undertake renovations. Staff will further explore whether a registration system is a more administratively feasible alternative to a licence.

### **Tenant Notification Requirement**

Staff will consult on a proposal that landlords be required to post a tenant notice in a conspicuous place in the rental property. Staff would consult to determine appropriate timelines for the tenant notification requirement.

### **Application Documents**

Staff will consult on documentation requirements for landlords, including but not limited to the submission to the City of a copy of the report prepared by a designated qualified

person stating that the repairs or renovations are so extensive that they require vacant possession of the unit; and copies of approved building permit(s) for the renovation.

### **Tenant Accommodation or Compensation Plan**

Staff will consult on a proposal to require landlords to submit plans for how they would make arrangements to provide tenants with appropriate compensation, alternative arrangements for accommodation, and/or a return to the unit. Staff will also further explore the feasibility of providing exemptions for landlords from this requirement in certain circumstances.

### **Public Registry**

Staff will explore the feasibility of creating a public registry of applications, the status of the applications, complaints, and enforcement actions undertaken, and of making the registry accessible to the general public.

### **Tenant Supports**

Through partnerships with the Canadian Centre for Housing Rights and Federation of Metro Tenants' Associations, the Toronto Tenant Support program funds the delivery of legal services and aims to enhance tenants' awareness of their rights. Staff will undertake further analysis and consultation on whether enhanced tenant supports are needed, and report back with final recommendations.

### **Implementation**

#### *Summer/Fall 2024: Consultations*

This report proposes that City staff engage the public and stakeholders to provide information about the proposed renovation by-law and obtain feedback.

Consultations would include:

- General public
- Tenant Advisory Committee
- Housing Rights Advisory Committee
- People with lived experience
- Landlords (both private and non-profit/co-op sectors)
- Landlord and tenant associations
- Housing and homelessness organizations
- Advocacy groups
- Human rights experts
- Community legal clinics

City staff would report back with consultation findings and recommendations on a by-law for City Council adoption.

*November 2024: Final Report to Council*

Following the consultations, staff would report back to the Planning and Housing Committee on October 30, 2024, and if approved, to City Council on November 13, 2024 with a proposed renovations by-law framework, a detailed and updated implementation plan to phase in the new by-law, and a coordinated inter-divisional approach to compliance and enforcement.

*February 2025: Budget Process*

Resources will be requested through the 2025 Budget process. Additional resources needed may include: dedicated staff teams and/or expansion of existing staff teams, including the hiring of additional administrative and enforcement staff to prepare for implementation; development of a new registration process and information technology; and funds for a public education campaign.

*November 2025: Launch of New By-law*

**Following consultations and implementation planning, it is proposed that the final renovations by-law take effect on a target date of November 1, 2025.**

Staff anticipate the by-law will be accompanied by a comprehensive public and stakeholder education campaign.