

**City of Toronto Act, 2006 Public Notice**  
**New Municipal Code Chapter and Fees for Rental Renovation Licenses**

**Toronto City Council will be considering recommendations to establish a separate Municipal Code chapter to allow for, and regulate, the licensing of the repair and renovation of rental units in the City of Toronto, and amendments to Chapter 441, Fees and Charges.**

It is proposed that the by-laws be adopted at the City Council meeting to be held on November 13, 2024. If adopted by City Council, the proposed amendments will:

- **Add a new chapter to the Toronto Municipal Code that will require landlords and/or building operators to:**
  - **Apply for a Rental Renovation Licence within seven days of issuing an N13 notice to end a tenancy**
  - **Obtain a building permit before applying for the licence**
  - **Obtain and submit a report from a qualified person identifying that the renovation or repair work is so extensive that the tenant must vacate the unit**
  - **Post a Tenant Information Notice at the subject unit to inform the tenant of the licence application and enable the tenant to seek information about their rights**
  - **Complete a plan to provide tenant(s) who choose to return to their units with temporary housing at similar rents, or provide monthly rent-gap payments (based on post-2015 average market rents) to cover the rent difference, with tenants finding their own temporary housing**
  - **Provide moving allowances to all tenants**
  - **Provide tenants with severance compensation where the tenant is choosing not to return to the unit after the renovation or repair work is complete**
  - **Post the issued Rental Renovation Licence on the door of the unit while the renovation or repair work is ongoing**
  - **Introduce an amendment to Chapter 441 to introduce a new fee of \$700.00 for the review, issuance and inspection of Rental Renovation Licences**

The proposed amendments are outlined in the report titled "Implementing a Rental Renovation Licence Bylaw to Address Renovictions". To view or obtain a copy of the report, visit the City's website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2024.PH16.4>

At its meeting to be held via video conference and in-person at City Hall, Committee Room 1, 2<sup>nd</sup> Floor, Toronto City Hall on Wednesday October 30, 2024 at 9:30 a.m., or as soon as possible thereafter, the Planning and Housing Committee of Toronto City Council will hear in person or by his or her counsel, agent or solicitor, any person who wishes to speak to the matter.

To submit comments or make a presentation to the Planning and Housing Committee on October 30, 2024, please contact the Committee no later than 12:00 p.m. on October 29, 2024:

Planning and Housing Committee  
Toronto City Hall, 100 Queen Street West,  
Toronto, ON M5H 2N2  
Telephone: 416- 397-4579  
Fax: 416-392-2980  
Email: [phc@toronto.ca](mailto:phc@toronto.ca)

To ask questions regarding the content of the report, respecting the above items, contact:

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Director, Policy & Strategic Support, Toronto Building (A)  
[Dylan.Aster@toronto.ca](mailto:Dylan.Aster@toronto.ca), 416-338-5737

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Matt Hilder  
Director, Housing Secretariat (A)  
[Matt.Hilder@toronto.ca](mailto:Matt.Hilder@toronto.ca), 416-392-6249

Any comments received after the Committee meeting will be forwarded to City Council.

While the staff report sets out proposed changes, the Committee and/or City Council may adopt additional or other amendments that differ from the recommendations set out in the report. The proposed amendments are subject to the decision of the Planning and Housing Committee and the decision of Toronto City Council.

If this matter is postponed at the Committee meeting or Council meeting or considered at a subsequent Committee or Council meeting, no additional notice will be provided other than the information on the subsequent Committee or Council agenda. Please contact the above City officials if you require notice in these cases.

The Planning and Housing Committee will make its final recommendations on October 30, 2024 which will be forwarded to City Council on November 13, 2024.

**Notice to people writing or making presentations to the Economic and Community Development Committee:** The City of Toronto Act, 2006 and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it – such as your postal address, telephone number or e-mail address – available to the public.

Many Committee, Board and Advisory Body meetings are broadcast live over the internet for the public to view. If you speak at the meeting you will appear in the video broadcast. Video broadcasts are archived and continue to be publicly available.

If you want to learn more about why and how the City collects your information, write to the City Clerk's Office, City Hall, 100 Queen Street West, Toronto ON M5H 2N2 or by calling 416-397-4579.

Dated at the City of Toronto on October 23, 2024.

John D. Elvidge  
City Clerk