



Don Valley Community Legal Services

Councillor Gord Perks,
Chair, Planning and Housing Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

February 27, 2024

Re: 2024.PH10.10 - Renovictions By-Law

Dear Members of the Planning and Housing Committee,

We are writing in support of item PH10.10 - Renovictions By-Law. This is a step in the right direction to protect tenants from nefarious evictions.

As a community legal clinic, we assist tenants in our catchment area who are facing eviction and our legal staff have represented clients in several renovation cases. One of the prominent cases we were involved in was the former rooming house at 28-30 Langley Avenue. Unfortunately, the landlord was able to evict over 20 tenants, leading to the loss of affordable units and the displacement of community members.

We see cases like this too often and we are losing too many affordable units during a housing crisis. We have been advocating for a renovations bylaw since 2019 and have been supporting the City's efforts. A bylaw, such as the one the City of Hamilton is implementing, would make a significant difference for tenants in Toronto.

Unfortunately, some landlords act in bad faith and renovict tenants in order to raise the rent. A renovations bylaw would make this more difficult and would deter bad faith evictions. We applaud the work of the City of Hamilton and encourage the City of Toronto to adopt a similar bylaw.

Requiring the landlord to provide a report from an engineer as well as a building permit in order to obtain a renovation license will help prevent nefarious evictions. Providing a tenants' rights package, the right of first refusal, and proper compensation to a tenant until they can return will also protect tenancies and affordable units.

We must continue taking steps to protect the affordable housing we already have. We look forward to the upcoming report from City staff and hope it will include a proposed renovations bylaw that can be implemented this year.



Don Valley Community Legal Services

Sincerely,

Don Valley Community Legal Services

Per:

Karly Wilson, Staff Lawyer, Housing Team Lead
Bhavin Bilimoria, Director of Legal Services
Laura Anonen, Community Development Worker