



April 4th, 2024

Re: [PH11.10](#) Response to Including New Approval Conditions for Rental Demolition Applications

The Federation of Metro Tenants Associations is a 50 year old non-profit in the City of Toronto that advocates for tenant rights and provides services for tenants.

We're writing today to offer our support for the organizing work of No Demovictions, and motions before you to improve rental demolition and replacement by-laws.

These motions direct the City Planning department to:

1. When considering rental demolition applications for large rental buildings, to double rental space in replacement buildings by requiring new purpose-built market-rental units within the development, in addition to rental replacement units, as a condition of any permit; and
2. Report to the Planning and Housing Committee by the end of the first quarter of 2024, on the feasibility of including secondary market rental data in the rent-gap calculations, as part of the City of Toronto's Tenant Relocation and Assistance Package.

As part of our Outreach work funded by the City of Toronto, we've helped with hundreds of demolition applications in the City, helping tenants get organized in terms of their wants, needs and rights in terms of development of their homes and communities and relocation packages to settle elsewhere while the site is being developed.

Landlords and Developers have enjoyed a 'golden age' of both land value increases, rent increases and profit. In our experience, more can be done to help tenants benefit from very profitable development situations that have a strong impact on their community. More can be done to force developers to include more rental units and more affordable rental.

The explosion of more expensive condo rentals, which recent data points towards, are a great reason to include them in rent gap payments for tenants. Anyone arguing otherwise is arguing that tenants deserve less money - which the Tenant federation will never abide.

---

**Federation of Metro Tenants' Associations**

Po Box 73102 Wood St PO

Toronto, ON, M4Y2W5

(416) 646-1772 fax (416) 921-4177

[fmata@torontotenants.org](mailto:fmata@torontotenants.org)

[www.torontotenants.org](http://www.torontotenants.org)

Tenant households make up about 50% of the City and many tenants have paid tens of thousands (sometimes hundreds of thousands) of dollars to their landlord. Sometimes this means they have effectively paid for the entire cost of the housing they've lived in.

When a landlord profits off redeveloping their home, they should be entitled to some of that wealth in exchange for the redevelopment.

With regards to increasing the number of replacement rental units - why in gods name would the City say no? We've lost a tremendous number of affordable rental units and units under \$1000 over the last 10 years. Given the explosion in rents, homelessness, encampments and suffering, any tool that looks to increase the amount of affordable rental units should be used.

As many have noted, the development and landlord industries continue to post record profits. The last 10 years have seen them enjoy extreme increases in the value of the land they hold, the revenues they get from rent, tax cuts for rental properties, tax credits for renovations, etc.

Tenants meanwhile continue to suffer for the exact same reasons - they can't afford the spiraling cost of home ownership and the rent is too damn high.

We urge you to help ensure that tenants will one day enjoy their own golden age - please support these proposals to increase tenant assistance and affordable housing in the City.

Sincerely,



Geordie Dent  
Executive Director  
Pronouns: he/him  
Federation of Metro Tenants' Associations  
416-646-1772  
Po Box 73102 Wood St PO  
Toronto, ON  
M4Y2W5

[www.torontotenants.org](http://www.torontotenants.org)

---

Federation of  
Metro Tenants'  
Associations  
[www.torontotenants.org](http://www.torontotenants.org)

Po Box 73102 Wood St PO  
Toronto, ON, M4Y2W5  
Tel. (416) 921-9494 Fax: (416) 921-4177  
E-mail [fmta@torontotenants.org](mailto:fmta@torontotenants.org)

**Together We  
Are Strong!**