



# ACORN Canada

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June 13, 2024

Members of the Planning & Housing Committee  
City of Toronto

Toronto ACORN is writing with reference to the PH13.7 - Renovictions Policy Implementation: Review of Hamilton Renovation Licence and Tenant Relocation By-law and developing a Toronto Renovictions By-law.

ACORN is a community and tenant union of low- and moderate-income people. ACORN has 6 neighbourhood chapters in Toronto.

Toronto ACORN would like to see the city move quickly and pass the anti-renoviction bylaw. ACORN has been involved in official city consultations on this issue since 2019 and and working on the issue for a decade - it's about time that the city moves forward to protect existing affordable housing and prevent low- and moderate-income tenants becoming homeless due to renovictions.

Renovictions have seen a dramatic increase over the years. As per a recent [ACORN report](#), Ontario saw a 300% increase in N-13 applications between 2017 and 2021. Toronto tops the chart!

ACORN would like the city to enact a strong Anti-Renoviction bylaw similar to Hamilton that puts the burden of displacement on the landlord.

The bylaw must include the following:

- Require the burden of tenant displacement to be put on the landlord. Landlords would be required to provide temporary alternative accommodations (comparable size and location) or a rental top up for the duration of the renovations.
- The landlord must pay for the moving costs.
- Landlords must apply for a Renovation license with the city. Conditions of the licence need to prevent tenants from becoming displaced.
- Upon applying for a license, require the landlord to notify the tenant that they have applied for a license and post a notice in the common area(s) that an application has been submitted.
- Require the landlord to provide tenants with a City of Toronto produced information package informing tenants about their rights and a Tenant Right of Refusal form.
- After submitting a license application, the landlord must provide the City with completed tenant relocation & assistance documentation of the arrangements made in detail.



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- Tenants must be provided with regular status updates of repairs/renovations at prescribed intervals.
- Require that the landlords who do not apply for a license be fined significantly more than the cost of complying with the bylaw and more than the profits a landlord is likely to realize as a result of renovating a tenant.

We hope the committee will consider this.

Yours sincerely,  
Toronto ACORN