



October 29th, 2024

## **Re: PH16.4 - Renovictions Policy Implementation**

Dear members of the Planning and Housing Committee,

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 support the creation of a new Renovictions bylaw to help protect tenants in the City of Toronto, with follow up from our previous deputation to committee in June 2024.

### **Renoviction Bylaw Recent History**

In our last deputation on Renovictions we outlined the history of Toronto using similar bylaws for rental replacement policies in the early 2000's, the scourge that renovictions and eviction fraud are on tenants and their tenancies. We also outlined how the Hamilton Renovictions bylaw and demolition compensation were good guides to how we wanted the bylaw to be crafted.

### **Recommendations**

We also made a series of recommendations around consultation, implementation dates and Licensing.

### **The Bylaw Before Us Today**

We're writing today to speak in favour of the bylaw before committee. This is largely what advocates have asked for in terms of the bylaw components, including rules, compensation and enforcement.

In addition, we were happy to see the City moving with haste on this issue, bumping up the implementation date and consulting on the proposed bylaw quickly instead of a consultation process that would have taken more time and replicated previous consultations on the matter already.

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**Federation of Metro Tenants' Associations**

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## Further Technical Recommendations

As our colleagues at Don Valley CLS have outlined, there are concerns about exemptions being allowed under Article 2: Licensing, section B.

Landlords are both very litigious and renowned for taking advantage of exemptions and loopholes to fraudulently evict tenants and vacuum money out of their pockets.

We note no similar exemption exists in the Hamilton Renoviction bylaw, which we've urged the City to replicate. We urge the City to address this in Committee.

## Conclusion

In the early 2000's the City introduced similar bylaw provisions for tenants facing demolition evictions. The result was a plummeting of demolition applications and evictions - landlords could no longer profit from eviction fraud thanks to new City rules.

Thanks to the current administration on council, we stand to finally see similar protections extended to tenants facing Renoviction eviction fraud.

We thank the city for using their powers and time addressing this issue and for listening to advocates trying to ensure tenants are helped as soon as possible.

Sincerely,



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