



October 21, 2025

Re: Impacts of Provincial Legislation that Weakens Rental Protections

Dear Executive Committee,

I was among the many Torontonians shocked to learn the Province of Ontario was contemplating ways to change or end “security of tenure.” While I am relieved that the Province has withdrawn plans to consult on this cut to renters’ rights, Bill 60 is still very concerning.

50% of Torontonians rent their homes. They have the right to feel secure, without fear of baseless evictions or needlessly paying more of their hard-earned income towards rent.

Some have claimed that the changes in Bill 60 will incentivize developers to build, however our experience at the City shows us that making it easier to evict renters is not what builds housing. Our successful Rental Housing Supply Program is waiving development charges for projects that build new rental supply and include affordable units. Through this program, Toronto is building 8,177 new homes in 15 developments. This program and other City-led and City-supported projects accounted for 65% of all housing starts in Toronto this year and we are on track to build 25,000 homes this year and next. If the Province wants to build more rental housing, they should join us and make it more affordable to build homes.

As Mayor, I have bolstered programs that protect renters, such as the Rent Bank, Eviction Prevention in the Community, and the Tenant Support Program (formerly the Tenant Defence Fund). We established a Renovictions Bylaw to prevent illegal evictions and hired more RentSafeTO inspectors so housing units are maintained in a state of good repair. We have expanded funding to help non-profits purchase buildings (MURA) so rent can be stable and kept affordable forever.

Sadly, our progress to empower and protect renters is at risk due to the Province of Ontario’s new legislation. Bill 60 proposes changes to the Residential Tenancies Act that would make it easier to evict renters, and cut the financial compensation renters get when they are evicted. If passed, Bill 60 would:

- Block renters from introducing any new evidence and issues to support their cases at Landlord Tenant Board hearings.
- Deny renters the ability to challenge “voluntary evictions” when they have been pressured or misled into signing an N11.
- Cut in half the time available for renters to appeal unfair decisions at the Landlord Tenant Board to just 15 days.



OLIVIA CHOW MAYOR

- Eliminate the requirement for landlords to provide 1 month's rent as compensation to renters when being evicted for "personal use" through an N12. Often, renters rely on this compensation to help them move or find a new home.
- Make it easier for landlords to evict renters by cutting notice periods in half, cutting the options for requesting an eviction be postponed, and hiring more enforcement officers to forcibly remove renters from their homes.

These proposed changes will make hardworking families less able to defend themselves against large real estate investors. Many of which are known to buy affordable rental housing and then find ways to raise the rent or remove tenants.

Tenant rights must be protected. Millions of people who rent their homes now, and the next generation looking for a place to live, need the same long-term security in their homes as everyone else. Instead of cutting renters' rights, the province should restore rent control on homes built after 2018, invest in more resources at the Landlord Tenant Board so cases are heard more quickly, and invest in incentives for new purpose-built rental construction.

RECOMMENDATIONS

1. City Council inform the Government of Ontario of its opposition to changes to the Residential Tenancies Act in Bill 60 and the weakening of tenant rights including contemplated changes to "security of tenure" or a further weakening of rent control.
2. City Council reiterate the City's request of the Government of Ontario to reinstate rent control on rental homes first occupied after 2018.
3. City Council request the City Solicitor review legal options to protect renters and challenge provisions of Bill 60, including potential Charter protections.
4. City Council request the Executive Director, Housing Secretariat present to the Housing Rights Advisory Committee on the potential impact of the changes in Bill 60 as well as changes to security of tenure and rent control.
5. City Council reiterate its request to the Government of Ontario to achieve our shared goal of building more purpose-built rental by providing the City with a Build More Homes Rebate of at least \$596 million (equivalent to the value of development charges payable) for 15,830 Purpose-Built Rental homes in projects that applied but, due to lack of funds, were not approved under Phase 1 of the Purpose-Built Rental Housing Incentives stream to deliver more City-led purpose built rental, with security of tenure



OLIVIA CHOW
MAYOR

6. City Council reiterate its requests to the Government of Ontario to amend the Residential Tenancies Act, 2006, and/or related regulations to:
- a. reintroduce vacancy control legislation which ties rents to residential units rather than tenancies;
 - b. introduce rent control to cover units first occupied after November 15, 2018;
 - c. require landlords of residential units to be responsible for finding temporary accommodation or provide sufficient relocation assistance for their tenants for the duration of the renovations if tenants intend to return post-repair/renovation;
 - d. require landlords to obtain a building permit before issuing an N13 notice of termination, provide a copy of the applicable permit to tenants together with any N13 notice of termination, require evidence that the permit was delivered with the N13 notice of termination as part of any L2 application to end a tenancy filed on that basis, and require the approved permit be provided to the Landlord and Tenant Board as part of any L2 application to end a tenancy filed on the basis of an N13 notice of termination;
 - e. provide the same rights and compensation afforded to tenants in buildings with five (5) or more units to those in buildings with less than five (5) units;
 - f. increase the required compensation for tenants in no-fault evictions;
 - g. remove ex parte eviction orders for breached repayment agreements;
 - h. require landlords to attach a plain-language tenants' rights information package to N13 eviction notices (similar to the City of Toronto's Eviction Prevention Handbook);
 - i. regulate N11s and buy-out agreements; and
 - j. amend Above Guideline Increase rules to eliminate the eligibility of capital expenditures that constitute general repair and maintenance of the property; add a new subsection requiring landlords to save 10 percent of rental income to be accessed for capital expenditures; and require landlords to notify tenants of the decrease in advance of the date when rent is required to be reduced as specified in an order permitting an Above Guideline Increase related to eligible capital expenses.

Sincerely,

A handwritten signature in dark ink, appearing to read "Olivia Chow", with a long horizontal flourish extending to the right.

Mayor Olivia Chow