



**MORE NEIGHBOURS
TORONTO**

Dear Members of the Executive Committee,

RE: EX27.1 - Impacts of Provincial Legislation that Weakens Rental Protections

More Neighbours Toronto is writing to support the majority of Mayor Chow's recommendations for *EX27.1 - Impacts of Provincial Legislation that Weakens Rental Protections*.

The Province of Ontario's proposed *Bill 60 - Fighting Delays, Building Faster Act* comes at a time when renters and individuals experiencing precarious housing are particularly challenged. This is within the context of the Province noticeably backing away from its own commitment to build 1.5 million homes by 2031.

While Minister Flack has announced that the Province will no longer be moving ahead with the consultations to remove rent control, we are still given pause by some of the remaining proposals regarding the Landlord and Tenant Board (LTB). Three that particularly concern us are:

1. shortened timelines for applicants to appeal LTB decisions
2. removing the ability of a tenant to raise new issues at LTB hearings
3. requiring a tenant to pay 50% of rent arrears before being able to raise a counterclaim

Tenants already face a large asymmetry in being able to access quality advice and legal counsel to navigate a complex and labyrinthine system and these steps would further exacerbate the imbalance. As of 2024, the LTB also continues to prioritize scheduling landlord applications for evictions and rent collection (3 month on average) over the majority of tenant applications (5-7 months)¹. We agree with the premise that the LTB is under great strain but further tilting the scales against renters is not an "efficient" way to ensure that people are housed. Rather, the Province should increase resources so that LTB applicants can access responsive and clear information – whether in-person, over the phone, or digitally.

On the matter of rent control, More Neighbours agrees that this provides a necessary stabilizing role in the absence of a healthy rental market that can cater to individuals and families across the economic spectrum. Involuntary displacement of renters – particularly the working class, middle class, young people, seniors, minorities, and newcomers – causes all manners of human disruption and hurts the social fabric of our city. While there is an argument that rent control can disincentivize creation of new, purpose-built rental, this can be offset by governments waiving taxes and charges; steps that all three levels of government have taken in recent years.

¹ <https://tribunalsontario.ca/lrb/application-and-hearing-process/#panel7>

We trust that the members of the Executive Committee will send a clear and strong message to the Province regarding Bill 60. Additionally, More Neighbours continues to call on the Province to recommit to its own housing construction targets as well as fully enacting the recommendations of its Housing Affordability Task Force.

Regards,
Brian Cheung
Board Member, More Neighbours Toronto

About More Neighbours Toronto

[More Neighbours Toronto](#) is a volunteer-only organization of housing advocates that believe in building more multi-family homes of all kinds for those who dream of building their lives in Toronto. We advocate for reforms to increase our city's ability to build more homes in every neighbourhood. We are a big-tent organization with members across the political spectrum who are committed to counterbalancing the anti-housing agenda that has dominated Toronto's politics, created an affordability crisis, and cost burdened a new generation of aspiring residents. We are firmly committed to the principle that housing is a human right and believe Toronto should be inclusive and welcoming to all.