



OLIVIA CHOW
MAYOR

December 8, 2025

To: The Executive Committee

Re: Maximum Temperature for Renters

Toronto's summers are getting hotter. For renters without a place to cool down or access to air conditioning, extreme heat isn't just uncomfortable—it can be a health risk.

Too many of our city's apartment buildings weren't designed to stay liveable during heat waves. Residents are suffering, and we need to act.

This report outlines our work to address this crisis. It requires landlords of large buildings to provide cooling rooms starting this summer—an immediate measure while we develop a comprehensive maximum temperature by-law.

I've heard from renters across the city who need us to move faster. They're facing real health consequences during extreme heat, and they deserve protection now.

That's why I'm recommending Council direct staff to return with a maximum temperature by-law in their next report.

Recommendations:

- 1) Delete Recommendation 4 and instead adopt the following:
City Council direct the Executive Director, Municipal Licensing and Standards to report back to the appropriate Committee no later than July 2026 with a proposed Maximum Temperature By-law for rental units, considering varying building infrastructure, mechanisms to prevent above guideline rent increases passed on to tenants, and informed by a compliance analysis study.

Sincerely,

Mayor Olivia Chow