

Maintaining Housing Working Group Meeting 5 – October 1, 2025

HRAC Members

Annie Hodgins (Working Group Chair)
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The meeting of the Housing Rights Advisory Committee's Maintaining Housing Working Group started at 1:00pm.

Notes

1. Chair Updates

- The Chair provided a recap of the last Working Group meeting, reviewing the Group's key priorities and overviewing the agenda.
- **Working Group Priorities**
 - Eviction prevention, tenant support programs, system navigation and coordination, MTH framework and concerns of displacement, disaggregated data on vulnerable tenants, STAR, tenants at risk of displacement due to demolition.
- **Eviction Prevention**
 - Given that changes to rent control policies have been diminishing renters' rights, it is important to look at what the City can do to support renters who are facing housing loss.
 - There are often compounding issues at play during eviction scenarios; service coordination and improving access to multiple services when facing an eviction is important to mitigate displacement and housing loss.
 - Shared link: STAR table: [Situation Table for Housing-at-Risk \(STAR\) – City of Toronto](#)
- **Federal and Provincial Funding Cuts**
 - Staff provided an update on the funding cuts to the Canada-Ontario Housing Benefit (COHB) and Interim Housing Assistance Program (IHAP) and the impacts it may have on low-income renters, refugee claimants, and people in housing need.
 - Staff additionally overviewed the Mayor's motion addressing the IHAP and COHB budget cuts which will go to Council ([EX26.13](#)) on October 8, 2025.

- Member shared a current petition by WomanACT to remove the word 'wife beater' from product descriptions on Amazon:
 - Link shared: [Petition · Tell Amazon to Remove the Term “Wife Beater” from Its Product Descriptions - Canada · Change.org](#)

2. Consultation: Rental Replacement and Demolition Policies – City Planning

• Overview

- Staff from City Planning requested a consultation with HRAC's Maintaining Housing Working Group on the City's Rental Replacement and Demolition Policies for vulnerable tenants.
- Staff commenced a review of the City's Rental Replacement Policy since 2024, resulting in the Rental Replacement Handbook and were directed to report back to Council in January 2026 with an updated rental replacement process for vulnerable tenants.
- Link shared: [Agenda Item History - 2025.PH20.2.](#)

• Staff Presentation

- The objectives of the Rental Replacement Policy are to preserve the existing supply of affordable and midrange rental housing by requiring replacement of the rental units if six or more units are proposed to be demolished; and to lessen the hardship for tenants by securing tenant assistance and the right the return for eligible tenants.
- The objective of the consultation is to gather feedback which can be used to help: identify updated eligibility criteria for vulnerable tenants; and, identify an updated program for vulnerable tenants to lessen the risk of policy delays.
- Note: the current policy refers to tenants with 'special needs', Council refers to them as 'vulnerable tenants.' As part of the review, this terminology will be clarified.

• Questions & Answers

- Were any agencies who specialize in dealing with victims of violence invited to the first round of consultations?
 - They may have been invited, it is uncertain if they participated.
- Would this policy apply to Multi-Tenant Housing (MTH) if there are seven rooms in the building?
 - Yes, it would apply if there is a related planning application.
- In terms of the rent gap payment, would it last the full duration the individual is moved out of their unit?
 - It is estimated based on the time it takes to replace the unit, which is usually 36 months. If it takes longer, the developer is required to provide tenant compensation in six-month increments.
- Who finds the units when they are getting a rental replacement? Regarding priority access, priority over whom?
 - A new process emerged from the consultations last year.
 - The City can't require a developer to provide accessible units, however, if there are accessible units, those who require accessible units will have priority access even if they are lower on the chronological list.
- Is there support available for tenants to find another accessible unit?
 - Under the current process, there is no specific support to help the tenant find an accessible unit.

- Will this policy disincentivize developers from redeveloping buildings that may need upgrades due to building age, repair needs, etc.? Could it have the unintended impact of keeping tenants in substandard housing?
 - Developers will do their proforma analysis before they decide but the City's rental assistance requirement has been in place since 2007.
 - The City has heard from developers that they recognize that there are tenants who need this additional support because they can't move out and find alternative housing.
- Given the minimum of six months' notice, is there a failsafe if there isn't six months' notice?
 - The City works with developers before they issue an N13 to tenants; if less than six months' notice is provided, the City does not allow demolition permits until the requirements for tenant assistance are met.
- **Working Group Discussion**
 - **Current Process – Vulnerable Tenants**
 - Eligible if they are 65 or older or have a physical or mental limitation.
 - Tenants self-identify and are asked to provide supporting documentation, however, not everyone is comfortable requesting a doctor's note.
 - **Eligibility Criteria Discussion**
 - Gender-based violence survivors
 - Income
 - Single Parent Families (when it coincides with income)
 - Households with children
 - Seniors with an income requirement
 - People who are post-partum
 - **Support Requirements to address barriers (currently compensation-based)**
 - Note: Rent-gap payment impacts housing benefits for people on the Ontario Disability Support Program (ODSP) and Ontario Works (OW).
 - Safety planning and confidential relocation are critical for survivors of gender-based violence (GBV).
 - Suggested consulting with a GBV expert group.
 - Tenant support worker could support tenants (if they apply a trauma-informed approach).
 - Moving and packing services would be useful
 - For example: there may be instances where a tenant has hoarding behaviours.
 - Language and cultural-specific supports would be helpful.
 - May require coordinated efforts to support tenant relocation.
 - Need to ensure that supports do not impact benefits for vulnerable tenants who may be in receipt of OW or ODSP or other benefits.
 - **Process**
 - Tenants should be aware of the housing supports without needing to self-identify their eligibility for them.
 - Those who face heightened vulnerabilities may not be able to readily retrieve the documentation in the required timeframe.
 - **Terminology**
 - Current term is 'Tenants with Special Needs' or 'Vulnerable Tenants'
 - Potential alternatives:
 - Tenants Requiring Additional Assistance

- Tenants with Low Incomes and Additional Housing Barriers
- Tenants with Housing Barriers

3. **2026 City Budget Discussion**

- Regarding the 2026 Budget Request from the HRAC Chair, members reviewed the previous letter prepared by this Working Group (see [HS5.8](#)) on the 2025 Budget and indicated at that an update based on that input from HRAC would be of interest.
 - City Staff could be asked to provide some information on budget allocations from last year to compare to the current year and to the letter provided by HRAC in February of this year.
 - A key budget item for consideration would also be on the allocations supporting implementation of Rental Renovation Licence Bylaw.

4. **Discussion – Endorsement of CABR Motions ([CR7.3](#))**

- The Confronting Anti-Black Racism Advisory Committee (CABR) has put forward motions to Economic and Community Development Committee (ECDC) requesting several City Divisions and Toronto Community Housing Corporation (TCHC) report back on initiatives to collect and analyze disaggregated race-based data on tenant in social housing experiencing evictions.
- Given HRAC's similar motion ([HS6.9](#)) requesting the collection of disaggregated data on MTH tenants, and its broader alignment with HRAC's mandate, the Committee could endorse CABR's motion.

5. **Next Steps**

- Invite City Planning to present at HRAC's meeting in November for members to input on the proposed approach for supporting vulnerable tenants through the Rental Replacement Policy that they have developed based on the consultations process, including the consultation with this Working Group
- Consider inviting No Demovictions to share their feedback on the proposed policy as a key stakeholder representing tenant voices on this issue.
- Prepare a motion to be raised at the upcoming HRAC meeting to endorse CABR's recommendations around disaggregated race-based data collection on tenants in social ([CR7.3](#)).

Meeting ended at 3:13 pm.