

Provincial Bill 60 – Impacts on Renters and City Services

Housing Rights Advisory Committee
November 19, 2025



About Provincial Bill 60

- On October 23, 2025, the Government of Ontario *introduced Bill 60: Fighting Delays, Building Faster Act, 2025 (Bill 60)* for first reading.
- The Government of Ontario is consulting on the following four proposals until November 22, 2025, specifically amendments to:
 - Reduce the compensation requirements for landlord's own use evictions;
 - Shorten the rent arrears eviction notice period;
 - Shorten the period of time available to request a review of an LTB order; and
 - Change the rules related to renters raising new issues at an LTB rent arrears hearing.
- There are also a number of additional measures proposed in Bill 60 that are currently not being consulted on directly - including defining the term “persistently late” that would determine when a landlord can file an eviction application for late payments; as well as other administrative measures related to reviewing eviction orders, determining the content of official eviction forms, increasing access to LTB decisions and orders, and increasing enforcement resources to reduce wait times for evictions.

Impacts of Provincial Bill 60 on Renters

- 40% of renter households struggle with the affordability of housing spending over 30% of their income on housing. For low-income households reliant on social assistance, there are virtually no affordable housing options in the current rental market at today's shelter allowance rates of OW and ODSP
- The proposed changes in Bill 60 limit renter's rights to effectively protect their tenancies, appeal decisions, access legal resources, and obtain financial compensation to find new homes in an unaffordable rental market.
- Many renters already face challenges navigating the LTB process due to limited system knowledge, financial resources, and legal supports. The proposed changes would deepen these barriers, particularly for people with disabilities, those with low incomes, and newcomers whose first language is not English or French.
- The proposed changes to the RTA under Bill 60 could also worsen health outcomes and inequities in Toronto. The populations who are most at risk of negative health outcomes related to housing instability (e.g. low-income renters, racialized and Indigenous residents, newcomers, seniors, and people with mental health or substance use challenges) may be disproportionately impacted by the proposed changes.

Impacts of Provincial Bill 60 on the Shelter and Housing Systems

- These changes will also increase the likelihood of evictions in Toronto and across the province, and could add pressures to City programs which provide financial support, eviction prevention services, and housing stability supports.
- The City may also see increased demand on the emergency shelter system, longer average stays in shelter, slower flow in the shelter system, and growth in unsheltered homelessness.
- Finally, due to the absence of vacancy control, vacated units will be rented again at higher market units, contributing to the loss of affordable housing supply in the city.
 - Renters face significantly higher rents if they need to search for a new home. IN 2024, the average market rent of vacant purpose-built rental units was \$512 higher per month compared to rents paid by renters in occupied units

Provincial Bill 60 – Requests to the Province

- On November 12, 2025, City Council adopted several recommendations related to Bill 60:
 - Directed staff to submit a report outlining the impacts of Bill 60 on renters and City of Toronto services, and the City's opposition to the proposed changes, to the Province.
 - Requested the Province consult on the remaining proposals through direct consultations with municipalities, advocates, and housing service providers.
 - Requested the Government of Ontario to provide funding for enhanced services to support renters facing evictions, including legal aid clinics, City eviction prevention programs, and housing stability programs – in order to complement existing City resources in addressing the anticipated additional demand for these programs as the result of Bill 60.
 - Re-iterated previous requests to the Province for amendments to the Residential Tenancies Act and related processes to better support renters and housing affordability.