

July 22, 2025

Re: MM 32.23 – Taking Action to Protect Tenants

Dear Members of Council,

With support from the community and the Mayor, we the undersigned Councillors are honoured to support **MM 32.23 – Taking Action to Protect Tenants**.

We recognize this motion is the result of community organizations, including ACORN, the Federation of Metro Tenant Associations, the York South Weston Tenants Union, NoDemovictions, and tenant associations across the city advocating to improve the RentSafe program, including the implementation of RentSafe signs.

If approved, the new enforcement measure, based on the City's successful DineSafe program, will require landlords to post a colour-coded RentSafeTO sign displaying the City's rating in a prominent, public location on the building, along with posting the same information to the City's website. Apartments would have a red sign for serious health and safety violations, yellow for more minor infractions, and green for buildings that are in good repair.

Colour-coded signs act as a strong incentive for landlords to do necessary repairs, and they provide validation from the City that empowers tenants to assert their rights.

Landlord lobbyists and others that don't want to see this program move forward have said this will "stigmatize" renters, but tenants have made clear that they feel stigmatized by cockroaches and mold in their homes, not by a sign. In fact, a 2020 survey conducted by the City found that 81% of respondents agreed with implementing the sign program.

This motion also seeks to fix the rating system itself. Under the current system, cosmetic standards are given equal weight to standards involving health and safety. This means that there are buildings receiving scores of 70-80%, despite having cockroaches, mold, or appliances that don't work. This motion seeks to adjust that weighting to bring ratings into alignment with the priorities and lived experience of tenants.

This motion also requests that staff prioritize the adoption of Administrative Monetary Penalties for property standards violations, which allow the City to increase fines for bad landlords.

This is part of a larger ongoing effort by Council to ensure the RentSafe program better supports tenants. In May, Council approved motions to strengthen the City's ability to fix issues like mold, pests and inadequate heat when a landlord fails to do so, then stick the apartment owner with the bill. Other motions endorsed by Council that month improved the property standards complaints process and provided additional accountability for RentSafe staff.

We urge all our colleagues on Council to support **MM 32.23** and we will continue to work with the community to improve the RentSafe program and uphold tenants' rights to a clean, safe, and healthy home.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Matlow', with a long horizontal stroke extending to the right.

Councillor Josh Matlow
City Councillor
Toronto – St. Paul's

A handwritten signature in blue ink, appearing to read 'Chris Moise', with a large loop at the beginning and a long horizontal stroke.

Councillor Chris Moise
City Councillor
Toronto Centre

A handwritten signature in blue ink, appearing to read 'Amber Morley', with a stylized, cursive script.

Councillor Amber Morley
City Councillor
Etobicoke-Lakeshore

A handwritten signature in blue ink, appearing to read 'Shelley Carroll', with a large, complex loop at the beginning.

Councillor Shelley Carroll
City Councillor
Don Valley North

A handwritten signature in blue ink, appearing to read 'Jamaal Myers', with a stylized, cursive script.

Councillor Jamaal Myers
City Councillor
Scarborough North