

City of Toronto Act, 2006 Public Notice

Multi-Tenant Houses Regulatory Framework: Implementation Update

Toronto City Council will be considering recommendations to adopt amendments to City of Toronto Municipal Code Chapter 575, Multi-Tenant Houses.

It is proposed that the amendments be adopted at the City Council meeting to be held on December 16, 2025, or at a subsequent meeting. If adopted by City Council, the amendments to City of Toronto Municipal Code Chapters will:

Amend Toronto Municipal Code Chapter 575, Multi-Tenant Houses as follows:

a. Amend the definition of “Multi-Tenant House” in section 575-1.1 (1) as follows:

(1) Delete the word “building” in the first sentence of subsection [1] and replace it with “premises” so that it reads as follows:

[1] A premises with four or more multi-tenant house rooms, inhabited or intended to be inhabited by persons who do not live together as a single housekeeping unit.

(2) Add the following as subsection [3](g) in the list of what a multi-tenant house does not include:

(g) units and areas outside of units in an apartment building as defined in City of Toronto Zoning Bylaw 569-2013 or Chapter 354, Apartment Buildings, except for units that individually meet the criteria of subsection (1) or a building described in subsection (2).

b. Amend section 575-2.2A(1)(e) to read as follows:

(e) On first applying for an initial licence, a zoning review from Toronto Building and on a licence renewal, a statement of no change in use;

c. Amend section 575-2.2A(1)(f)[3] to read as follows such that floor plans provided as part of licence applications or renewals include dimensions:

[3] A floor plan of the building showing each multi-tenant house room or dwelling room, the dimensions of each multi-tenant house room or dwelling room, and the maximum number of tenants to be provided with living accommodation in each multi-tenant house room or dwelling room;

d. Amend section 575-2.2A(2) to add a new subsection (e) as follows:

(e) Despite Subsection A(2)(b)[1], when the operator is a corporation, a person authorized to bind the corporation may submit the following in lieu of the documentation required in Subsection A(2)(b)[1]:

[1] A declaration in a form satisfactory to the Executive Director confirming that:

[a] each director of the corporation meets the requirements in Subsection A(2)(b)[1];

[b] the operator will maintain satisfactory documentation to show each director's compliance with the requirements in Subsection A(2)(b)[1] at all times; and

[c] the operator will provide the documentation described in subsection [b] to the City at any time upon request.

e. Amend section 575-3.1H(1)(b) so it reads as follows such that an operator must provide the City's approval of a transition plan as part of the notice to tenants:

(b) On receiving approval of a transition plan from the Executive Director, deliver to each tenant a written notice along with the Executive Director's approval at least 180 days in advance indicating the date on which operations will end;

f. Amend section 575-4.1 to add a new paragraph C as follows:

C. Where a declaration was submitted in accordance with § 575-2.2A(2)(e), the operator of a personal-care multi-tenant house shall ensure that that documentation showing each director's compliance with the requirements in Subsection § 575-2.2A(2)(b)[1] is provided forthwith to the City at any time upon request.

Direct that the amendments to Toronto Municipal Code, Chapter 575, Multi-Tenant Houses come into force on February 15, 2026.

Authorize the City Solicitor to introduce the necessary bills to give effect to City Council's decision and authorize the City Solicitor to make any necessary clarifications, refinements, minor modifications, technical amendments, or bylaw amendments as may be identified by the City Solicitor, the Chief Planner and Executive Director, City Planning, and the Interim Executive Director, Municipal Licensing and Standards.

Adopt the revised Multi-Tenant Houses Renovation Program ("the Program") in accordance with the Program guidelines provided in Attachment 8 to this report and such additional parameters as may be determined by the Executive Director, Housing Secretariat, and subject to available City Council approved funding within the Housing Secretariat's annual operating budget.

Authorize the Executive Director, Housing Secretariat to negotiate and execute, on behalf of the City, any agreements with eligible operators selected under the Program referenced in Part 5 above to secure the financial assistance being provided and to set out the terms for the funding, renovation, and operation of multi-tenant housing, on terms and conditions satisfactory to the Executive Director, Housing Secretariat, and in a form acceptable to the City Solicitor.

The proposed amendments are outlined in the report titled "**Multi-Tenant Houses Regulatory Framework: Implementation Update.**" To view or obtain a copy of the report, visit the City's website at:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH26.3>

At its meeting to be held via video conference and in-person at City Hall, 100 Queen Street West, on December 3, 2025, at 9:30 a.m., or as soon as possible thereafter, the Planning and Housing Committee of Toronto City Council will hear from any person or by his or her counsel, agent, or solicitor, who wishes to speak to the matter.

The proposed amendments are subject to the decisions of the Planning and Housing Committee and City Council. Consequently, the proposed amendments may be modified. Additional or other amendments to the above-noted Bylaw, including amendments not contemplated or considered in the proposal by Municipal Licensing and Standards staff, may occur as a result of the decisions of the Committee and City Council.

To submit comments or make a presentation to the Planning and Housing Committee on December 3, 2025, please contact the Committee no later than 12:00 p.m. on December 2, 2025:

Planning and Housing Committee
Toronto City Hall, 100 Queen Street West
10th Floor, West Tower, Toronto, ON, M5H 2N2
Telephone: 416-397-4579; Fax: 416-392-2980
Email: phc@toronto.ca

To ask questions regarding the content of the report, please contact:

Joanna Hazelden, Director (A), Policy and Strategic Support
Municipal Licensing and Standards
Toronto City Hall, 100 Queen Street West
16th Floor, West Tower, Toronto, ON M5H 2N2
Telephone: 416-392-9830
Email: joanna.hazelden@toronto.ca

Any comments received after the Committee meeting will be forwarded to City Council.

While the staff report sets out proposed changes, the Committee and/or City Council may change these proposals and adopt additional or other amendments that differ from the recommendations set out in the report. The proposed amendments are subject to the decision of the Committee and the decision of City Council.

If this matter is postponed at the Committee meeting or City Council meeting or considered at a subsequent Committee or City Council meeting, no additional notice will be provided other than the information on the subsequent Committee or City Council agenda. Please contact the above City officials if you require notice in these cases.

The Planning and Housing Committee will make its final recommendations on December 3, 2025 which will be forwarded to City Council for its meeting on December 16-18, 2025.

Notice to people writing or making presentations to the Planning and Housing Committee: The City of Toronto Act, 2006 and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its Committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations, or other communications to the City, you should be aware that your name and the fact that you communicated with the

City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it - such as your postal address, telephone number, or e-mail address - available to the public, unless you expressly request the City to remove it.

Many Committee, Board, and Advisory Body meetings are broadcast live over the internet for the public to view. If you speak at the meeting you will appear in the video broadcast. Video broadcasts are archived and continue to be publicly available.

If you want to learn more about why and how the City collects your information, write to the City Clerk's Office, Toronto City Hall, 100 Queen Street West, Toronto ON, M5H 2N2 or by calling 416-397-4592.

This Notice is dated November 26, 2025

John D. Elvidge
City Clerk