

From: [Melissa Wong](#)
To: [Planning and Housing](#)
Cc: [Councillor Perks](#); [Councillor Matlow](#); [Councillor Myers](#); [Councillor Nunziata](#); [Councillor Crisanti](#); [Councillor Bradford](#)
Subject: [External Sender] Re: PH26.3 - Multi-Tenant Houses Regulatory Framework: Implementation Update
Date: December 3, 2025 11:49:53 AM

Dear Members of the Planning and Housing Committee,

We are writing to you on behalf of Social Planning Toronto, a charitable non-profit organization dedicated to addressing social and economic justice for Toronto residents through advocacy, civic engagement and research. We are writing in response to item [PH26.3 - Multi-Tenant Houses Regulatory Framework: Implementation Update](#).

Multi-tenant homes (MTH), also known as rooming houses are a vital element of a strong affordable housing landscape in Toronto and they belong in every neighbourhood. Social Planning Toronto has fought for many years for a policy framework that would make rooming houses legal in all parts of Toronto, creating more safe, affordable housing stock. We were encouraged in the fall of 2022, when City Council approved a new regulatory framework for multi-tenant homes. This was an important step towards realizing the right to housing and creating a system that would create safer, more livable and affordable homes for low-income residents in Toronto. For a policy to meet all of its intended goals, strong implementation and oversight is essential. After one year of the MTH regulatory implementation framework, there is evidence that while the framework is meeting some of its intended goals, there is still significant work ahead to achieve a policy that both protects tenants and also maintains existing affordable housing

We support the following recommendations put forth by the Right2Housing Toronto Coalition:

1. Provide meaningful support for MTH renters including targeted programs and policies to support MTH renters facing displacement and increased funding for outreach and engagement to proactively reach MTH renters.
2. Remove restrictive MTH requirements and increase the room count restriction to allow twelve to twenty-five dwelling units across the entire city.
3. Increase and improve access to funding for MTH preservation, specifically through the MTH Renovation & Repair Program and by funding acquisitions of MTHs at risk of sale or conversion through Multi-Unit Residential Acquisition (MURA) program.
4. Strengthen MTH monitoring, enforcement, and accountability by coordinating enforcement activities internally to prioritize renter safety and security; improved data collection to track renter displacement and affordable housing loss; regular monitoring and reporting to City Council on the implementation of the MTH framework; and by expanding the mandate of the Situation Table for Housing-At-Risk (STAR) to include policy monitoring and development aimed at protecting MTH renters and preserving affordable housing.

In addition, we recommend that City Council establish an Advisory Committee to City Council

that includes people with lived experience, MTH operators, and experts that can advise City council on necessary changes to address implementation challenges such as tenant displacement, evictions, and systemic and structural gaps. The Housing Rights Advisory Committee does not have the expertise or capacity to address the varied and detailed issues related to MTH implementation.

While we support the staff recommendations put forward to improve the implementation of the MTH framework, we believe that more needs to be done. If this policy framework is not approached with care and caution, Toronto risks losing substantial portions of its already scarce supply of affordable stock. We need a framework that works for both MTH operators and renters. We strongly encourage the committee and members of Council to make the necessary changes that will protect MTH renters and build a more effective regulatory framework that will support the growth of safe, well-maintained, affordable MTH housing in Toronto.

Respectfully submitted,

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