

# Regent Park Neighbourhood Association

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## **EX29.14** – Cracking Down on Bad Landlords

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### **Regent Park Neighbourhood Association Inc.**

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**March 10, 2026**

### **Mayor Olivia Chow and Members of City Council**

Toronto City Hall, 2nd Floor  
100 Queen Street West  
Toronto, ON M5H 2N2

### **Re: Cracking Down on Bad Landlords**

**Reference: EX29.14 – Cracking Down on Bad Landlords - Eviction Is Not Housing Policy — The Case for an Immediate Moratorium on Evictions from Social Housing and Investment in Social Development Plans**

Dear Members of the Executive Committee,

Last month, February during Black History Month was a time to celebrate resilience, leadership, and the profound contributions of Black communities to this city. It is also a time for institutional accountability.

Approximately **40 percent of tenants in Toronto Community Housing Corporation (TCHC) identify as Black**, according to the corporation's **2024 Annual Report**. Yet newly disclosed information obtained through a **Freedom of Information request (FIPPA Disclosure LTB-25-033-F, January 22, 2026)** reveals a sharp and deeply troubling escalation of evictions from the very housing system designed to provide stability for residents with the lowest incomes and highest needs.

The data is not ambiguous. The trend is not subtle. And the consequences are not theoretical. They are measurable and they are preventable.

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### **The Numbers Tell a Disturbing Story**

According to TCHC's publicly released figures (January 5, 2026):

- **162 households were evicted in 2023**
- **237 households were evicted in 2024**
- **391 households were evicted between January 1 and October 31, 2025**

Even using TCHC's own reporting, **evictions have more than doubled in two years.**

However, the situation becomes significantly more concerning when these figures are compared with data released by **Tribunals Ontario** under the Freedom of Information request.

In **2023**:

- Tribunals Ontario recorded **624 eviction outcomes involving TCHC tenants**
- TCHC publicly reported **162 evictions**

This represents **462 additional households**, or **285 percent higher than publicly disclosed**.

In **2025 (January–October)**:

- TCHC publicly reported **391 evictions**
- Tribunals Ontario recorded **541 eviction outcomes**

This represents **150 additional households**, or **38 percent higher than publicly reported**.

The direction and scale of the trend are unmistakable:

**eviction outcomes are escalating, and reporting discrepancies persist.**

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### **The Post-Moratorium Spike**

The TCHC eviction moratorium was lifted in **2023**.

That same year, **624 eviction outcomes were recorded at the Landlord and Tenant Board**, making it the **highest post-moratorium year on record**.

At the same time, **mediation and alternative dispute resolution declined sharply**.

Only **77 cases were resolved through mediation or consent orders in 2023**, representing the **lowest use of mediation during the period examined**.

Evictions peaked. Mediation declined.

This directly contradicts TCHC's stated commitment to eviction prevention. Eviction prevention cannot simply be a policy objective — it must be operationalized.

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### **The Unfinished Lessons of the 2010 Inquiry**

In **2010**, following the tragic and preventable death of a senior tenant, the **Report on the Eviction of [Al Gosling](#)**, led by the Honourable **Patrick J. LeSage**, set out clear principles for social housing governance:

- Eviction must be a **last resort**.
- Meaningful **early intervention** must precede eviction.
- **Mediation must be institutionalized**.
- **Senior-level oversight** must be maintained.

Sixteen years later, we are witnessing:

- escalating eviction outcomes
- declining mediation
- transparency gaps in reporting
- absence of race-disaggregated eviction data
- dormant participatory governance structures

These commitments have not been institutionalized. And that failure has consequences.

## Eviction and Systemic Anti-Black Racism

Without race-disaggregated eviction data, it is impossible to determine whether eviction outcomes disproportionately impact Black tenants.

Given that **approximately 42 percent of TCHC tenants identify as Black**, this absence of reporting is not minor — it is structurally significant.

Research by housing scholar **Nemoy Lewis** demonstrates how eviction processes disproportionately harm Black communities, entrenching housing precarity and compounding systemic inequality. When eviction outcomes escalate within a housing system serving a predominantly racialized tenant population without transparent racial analysis, equity commitments ring hollow.

Further, the **Black Tenant Participatory Committee**, established to ensure Black tenant voices inform governance, **has not convened since its formation**.

Appointments were made.  
Meetings did not follow.  
Equity cannot exist without participation.  
Accountability cannot exist without transparency.

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### Eviction Is a Policy Choice

Evictions from social housing are not neutral administrative outcomes.

They trigger:

- homelessness
- family separation
- long-term trauma
- community destabilization

Social housing is intended to provide **permanent stability**. Increasingly, it is functioning as a **pipeline to homelessness**. This is not a failure of tenants. It is a failure of governance.

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### The Role of Social Development Plans in Preventing Evictions.

One of the most effective tools the City of Toronto has developed to strengthen communities and prevent crises such as eviction is the **Social Development Plan (SDP)** model.

In **Regent Park**, the Social Development Plan has demonstrated that when residents are resourced and organized, they can play a vital role in strengthening community stability. Through resident-led working groups and neighbourhood partnerships, SDPs support initiatives focused on community safety, economic inclusion, youth development, and social supports.

Importantly, these plans also create **community-based infrastructure for early intervention**. When residents are empowered with knowledge of **tenant rights, eviction processes, and available supports**, they are better able to:

- support neighbours experiencing housing instability
- connect residents with legal and social supports

- intervene in situations involving misinformation or bad-faith eviction practices
- prevent crises before they escalate to eviction proceedings

In many cases, neighbours and trusted community leaders are the **first line of support** when tenants are facing arrears, harassment, or confusion about their legal rights.

However, these community-driven systems require **sustained public investment**.

Resourcing Social Development Plans across Toronto would strengthen eviction prevention efforts by ensuring residents have the tools, training, and networks needed to support one another and uphold housing rights.

Eviction prevention is not only a legal issue. It is a **community infrastructure issue**.

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## **The Case for an Immediate Moratorium**

Given:

- the dramatic escalation in eviction outcomes
- the **285 percent reporting discrepancy in 2023**
- the ongoing **38 percent discrepancy in 2025**
- the decline in mediation during peak eviction years
- the absence of race-disaggregated reporting
- the unfulfilled commitments of the **2010 LeSage Inquiry**

Toronto must implement **an immediate moratorium on evictions from social housing**.

This moratorium should remain in place **until at least Fall 2026**, and until an independent review examines:

- eviction drivers
- reporting discrepancies
- mediation practices
- arrears policies
- racial impacts
- compliance with the 2010 inquiry recommendations

At the same time, the City must invest in **community-based eviction prevention**, including the expansion and resourcing of **Social Development Plans** to strengthen tenant knowledge, neighbour-to-neighbour support, and early intervention systems.

Evictions must not continue while the public lacks clarity regarding why they are escalating.

A moratorium is not radical. It is responsible governance.

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## **Black History Month Demands Action**

Black History Month cannot be reduced to symbolism while eviction outcomes rise within a housing system where nearly half of tenants are Black.

Toronto has the opportunity to demonstrate real leadership in housing justice.

The **TCHC Board has the authority. City Council has the responsibility**. Now is the moment to act.

For further analysis of eviction trends in Toronto's social housing system, please see:  
[https://www.regentparkna.ca/tchc\\_evictions\\_data\\_2026#](https://www.regentparkna.ca/tchc_evictions_data_2026#)

Respectfully submitted,

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Sincerely,

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### **About the Regent Park Neighbourhood Association**

The RPNA seeks to foster an inclusive, diverse and healthy neighbourhood in which all residents feel at home. The RPNA also recognizes that Toronto Community Housing (TCH) residents had a vibrant community in Regent Park prior to the redevelopment and seeks to build on that history of grassroots initiatives, resident led ventures, and strong networks. To ensure that this heritage is not lost, TCH residents serve in half of the RPNA Leadership Team positions. The RPNA's advocacy was central in negotiating and winning a commitment from TCHC to include a \$26.8M Community Benefits Agreement as part of Phase 4 and 5 of revitalization in Regent Park.

The RPNA seeks to foster an inclusive, diverse and healthy community through...

1. **ADVOCACY** - to provide a strong voice for residents on issues that will benefit our entire community.
2. **COMMUNITY BUILDING** - to bring our culturally diverse and mixed-income community together.
3. **COMMUNICATION** - So much is happening in Regent Park! It's important to keep residents informed.