



Regent Park Neighbourhood Association

EC27.13 – Addressing Evictions through Disaggregated Race-Based Data in Social Housing

Regent Park Neighbourhood Association Inc.

585 Dundas Street East, Toronto, Ontario

M5A 2B7 – 3rd Floor

rpa.info@gmail.com | (647) 294-4105

April 8, 2026

Mayor Olivia Chow and Members of City Council

Toronto City Hall, 2nd Floor

100 Queen Street West

Toronto, ON M5H 2N2

Re: Item 2026.EC27.13 – Addressing Evictions through Disaggregated Race-Based Data in Social Housing

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

Reference: [CR9.4](#) - Addressing Evictions through Disaggregated Race-Based Data in Social Housing

Dear Mayor Chow, Councillor Bravo, Councillor Carroll, and Members of the Economic and Community Development Committee,

On behalf of the **Regent Park Neighbourhood Association (RPNA)**, a resident-led organization representing one of Toronto’s largest social housing communities, we write to express our **strong support** for [Item 2026.EC27.13](#) and the accompanying recommendations advanced by the **Confronting Anti-Black Racism Advisory Committee (CABRAC)**.

We urge City Council to adopt these recommendations in full, including the implementation of a **moratorium on arrears-related evictions in Toronto Community Housing Corporation (TCHC)** and the development of a comprehensive, equity-focused housing stability strategy.

A Crisis That Demands Immediate Action

Across Toronto, the housing crisis is deepening. But within social housing, it has reached a critical point.

Evictions, once understood as a last resort are now escalating at an alarming rate. According to TCHC's own reporting:

- 162 households were evicted in 2023
- 237 households were evicted in 2024
- 391 households were evicted between January and October 2025

However, data obtained through a [Freedom of Information request](#) reveals that the true scale is significantly higher. In 2023 alone, **624 eviction outcomes were recorded**, compared to 162 publicly reported representing a **285 percent discrepancy**.

This is not a marginal difference. It is a systemic concern.

The data is clear: **evictions are rising, transparency is limited, and prevention mechanisms are failing.**

Disproportionate Impact and Systemic Inequities

Approximately 40 percent of TCHC tenants identify as Black. Yet the absence of race-disaggregated eviction data makes it impossible to assess the full impact of these trends on Black communities and other equity-seeking groups.

What we do know is this:

- Evictions disproportionately affect **Black, Indigenous, racialized, and low-income tenants**
- Vulnerable populations, including **seniors, youth, families, and persons with disabilities** are at heightened risk
- Declining use of mediation and early intervention has weakened eviction prevention systems

Without transparency and accountability, commitments to equity particularly under the **Toronto Action Plan to Confront Anti-Black Racism** cannot be meaningfully realized.

Support for CABRAC Recommendations

RPNA strongly supports the following measures:

1. Eviction Moratorium

We support the implementation of a **moratorium on arrears-related evictions from July 30 to November 15, 2026**, or until a comprehensive plan is in place.

This is a necessary, time-bound intervention to:

- Prevent further displacement
 - Stabilize vulnerable households
 - Allow for the development of evidence-based policy responses
-

2. Housing Stability & Rehousing Pathway

We support the creation of a structured pathway to support tenants who have been evicted, with priority for:

- Black, Indigenous, and racialized tenants
- Seniors, families, youth, and persons with disabilities
- Those displaced through arrears-related or non-violent evictions

Housing stability must not end at eviction. The City has a responsibility to ensure pathways back into stable housing.

3. Recognition of the Housing Crisis

We support formally declaring that Toronto is experiencing an **escalating housing crisis**, particularly within social housing, the housing of last resort.

4. Advancing Anti-Racism Commitments

We support reaffirming the City's commitments under:

- The Toronto Action Plan to Confront Anti-Black Racism
- The United Nations International Decade for People of African Descent

These commitments must be reflected in policy, data, and outcomes.

5. Data, Accountability & Prevention

We strongly support requirements for disaggregated data reporting and accountability, including:

- Tracking eviction outcomes by race, gender, age, and geography
 - Monitoring post-eviction housing outcomes
 - Developing immediate and long-term eviction prevention strategies
-

Evictions Are a Policy Choice

Evictions from social housing are not neutral administrative actions.

They result in:

- Homelessness
- Family separation
- Long-term trauma
- Community destabilization

Social housing must function as a foundation for stability, not a pipeline to displacement.

The Role of Community and Social Development Plans

In Regent Park, the **Social Development Plan (SDP)** has demonstrated the power of community-led solutions in preventing crises.

Through resident leadership and coordinated supports, SDPs:

- Strengthen early intervention systems
- Connect tenants to legal and social supports
- Build trust and community accountability
- Prevent issues from escalating into eviction proceedings

Investing in Social Development Plans across Toronto is essential to building a **preventative, community-based approach to housing stability**.

Conclusion: A Moment for Leadership

This is a pivotal moment for the City of Toronto.

A moratorium on evictions is not a radical step, it is **responsible governance** in the face of clear evidence, rising need, and systemic inequities.

We urge the Committee and City Council to act decisively by:

- Adopting CABRAC's recommendations in full
- Implementing the eviction moratorium
- Advancing equity, accountability, and prevention

Toronto has the opportunity to lead with courage and compassion, to ensure that housing remains a human right in practice, not just in principle.

Resource:

[Submission to the Executive Committee - EX29.14 - Cracking Down on Bad Landlords](#)

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#

Sincerely,

Walied Khogali Ali
Co-Chair, Board of Directors
Regent Park Neighbourhood Association
(416-625-7712)

Tamanna Yeasmin
Co-Chair Board of Directors
Regent Park Neighbourhood Association

regentparkna.ca

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.

EVICTIION CRISIS In Social Housing

A pipeline to homelessness.

Analysis of Evictions from
Social Housing
2020 - 2025

Presented by:

Walied Khogali Ali

416-625-7712

walied.k@gmail.com



Stronger Together!

**REGENT PARK
NEIGHBOURHOOD
ASSOCIATION**



Data Released by Toronto Community Housing

TCHC Eviction Data released - Jan 5th 2026

Toronto Community Housing

CALENDAR YEAR	2020	2021	2022	*2023	2024	Jan 1 - Oct 31 2025
Total Households	55,030	54,719	41,013	41,108	40,904	40,932
Total Evictions (Number of households)	86	45	126	162	237	391
Tenant Evictions (non-arrears)	47	35	71	83	90	133
Tenant Evictions (arrears)	39	10	55	79	147	258

*** 2023 was the year the moratorium was lifted.**



Tribunals Ontario

Licence Appeal Tribunal

Data Released by Tribunals Ontario

TCHC Eviction Data released - Jan 22nd 2026

CALENDAR YEAR	2020	2021	2022	* 2023	2024	2025
Total Households	55,030	54,719	41,013	41,108	40,904	40,932
Total Evictions (Number of households)	NA	NA	NA	624	610	541
Number of Applications for Evictions (# of households)	205	398	687	792	741	674
Number of applications resolved through mediation or ADR (including consent orders)	33	106	94	77	63	100

* 2023 was the year the moratorium was lifted.

TCHC Evictions Data released by Tribunals Ontario through FIPPA - January 22nd 2026.

File No. LTB-25-033-F – Attachment

For applications by Toronto Community Housing Corporation:

	Jan 1, 2020 to Dec 31, 2020	Jan 1, 2021 to Dec 31, 2021	Jan 1, 2022 to Dec 31, 2022	Jan 1, 2023 to Dec 31, 2023	Jan 1, 2024 to Dec 31, 2024	Jan 1, 2025 to Dec 31, 2025
Number of applications	205	398	687	792	741	674
Number of eviction orders	N/A	N/A	N/A	N/A	N/A	N/A
Number of dismissed applications	N/A	N/A	N/A	N/A	N/A	N/A
Number of withdrawn applications	26	38	52	70	53	25
Number of denied applications	N/A	N/A	N/A	21	15	8
Number of applications resolved through mediation or ADR (including consent orders)	33	106	94	77	63	100

The Landlord and Tenant Board (LTB)'s case management system does not track the outcomes of hearings, including whether an eviction was ordered, in part due to the wide variety of orders made at hearings. They are not simply eviction granted or denied.

Many different types of outcomes are possible. For instance, most eviction orders issued by the LTB respecting rent arrears are voidable. This means that the order gives the tenant the option of continuing the tenancy if the tenant pays all of the arrears and any ordered costs by the deadline specified in the order. If the tenant makes the required payment and voids the order, they cannot be evicted, and the tenancy continues. The LTB is not informed of whether the tenant voids the order or vacates the rental unit after the order has been issued. Accordingly, the number of orders issued by the LTB that include eviction provisions would not correspond to the actual number of evictions.

Also, the Number of denied applications were not tracked from 2020 to 2022.



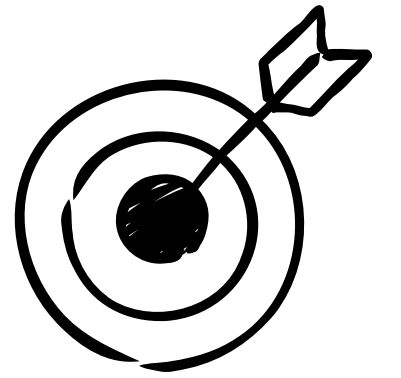
TCHC Eviction Data released - Jan 5th 2026 Before & After Moratorium on Evictions.

Measure	2015	2016	2017	2018	2019	2020*	2021*	2022*	2023	2024	Jan 1 - Oct 31 2025
Total Households	55,250	55,022	55,132	55,039	55,445	55,030	54,719	41,013	41,108	40,904	40,932
Total Evictions (# of hh)	246	284	310	262	225	86	45	126	162	237	391
Eviction rate	0.45%	0.52%	0.56%	0.48%	0.41%	0.16%	0.08%	0.31%	0.39%	0.58%	0.96%
Tenant Evictions (non-arrears)	42	84	109	102	117	47	35	71	83	90	133
Tenant Evictions (arrears)	204	200	201	160	108	39	10	55	79	147	258

*COVID related evictions for arrears moratorium in place

Source: TCHC Submission to CTV News - January 5th 2026.

EVICTION From Social Housing



From 2020 - 2025: “Even using TCHC’s own data, evictions have exploded, while the number of households has gone down.”

- Evictions from social housing have increased by more than **100%** in just two years, alongside the persistence of “**hidden evictions**,” including coerced lease removals and informal displacement that never appear in official statistics.
- Evictions trigger homelessness, family separation, and long-term trauma.
- **Social Housing evictions are preventable.**
- **2023 was the worst year for TCHC tenants.**

👉 This is a **policy choice**.

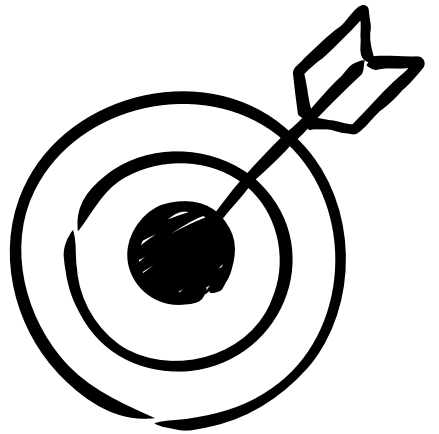
Eviction

Moratorium Now!



Eviction

Moratorium Now!

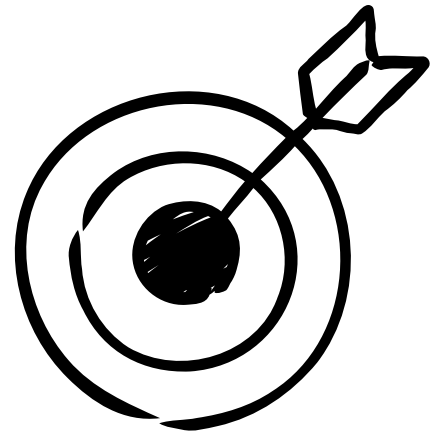


**We are Calling for an immediate City-Wide
Moratorium on Evictions from Social Housing.**

**City Council must take a clear and
principled stand against
homelessness by implementing an
immediate moratorium on evictions
from social housing.**



The Empowered Tenants Survey!



**EMPOWERED
TENANTS
PROJECT**



**Deadline:
March 16th, 2026**

- 17 questions
- 13 languages
- \$50 raffle prizes.

<https://bit.ly/etpsurvey26>





Toronto Tenants
EMPOWERED TENANTS PROJECT

The Empowered Tenants Project invites you to share your experiences accessing resources and navigating challenges as a tenant in a short survey - a few minutes of your time and feedback can help strengthen tenant protections across Ontario!

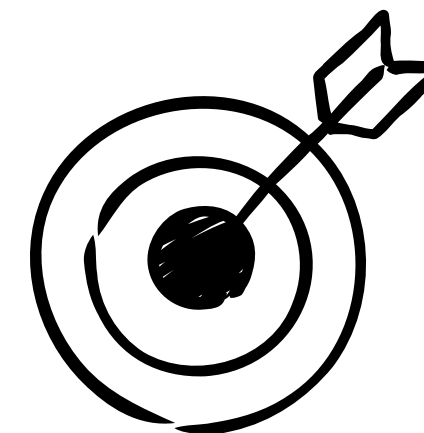
Sign up to learn more about the Empowered Tenants workshops for a chance to receive a \$50 gift card!

Survey closes on March 16th, 2026!



We Want to Hear From You!

Final Remarks



Social housing is intended to provide **permanent stability** for people with the lowest incomes and highest needs. Increasingly, however, it is functioning as a **pipeline to homelessness**. That is not a failure of tenants,

It is a failure of policy.

The tragic death of a senior highlighted in the **Al Gosling** Inquiry is a stark reminder of what is at stake. Eviction is not an administrative outcome; it is a life-altering event that can have fatal consequences, particularly for seniors, people with disabilities, and those living in poverty.

<https://bit.ly/etpsurvey26>



Summary of Facts and Percentage Increases.

42% of TCHC tenants identify as Black!

(Based on FIPPA Disclosure LTB-25-033-F – Access Decision dated January 22, 2026)

1. 2023 – Highest Post-Moratorium Evictions on Record

- Evictions recorded by Tribunals Ontario (2023): **624**
- Evictions publicly reported by TCHC (2023): **162**
- Difference: **462** additional households

Percentage Increase:

$(462 \div 162) \times 100 = \mathbf{285\%}$ higher than what was publicly reported.

2023 - A Bad Year for Tenants



Summary of Facts and Percentage Increases.

42% of TCHC tenants identify as Black!

(Based on FIPPA Disclosure LTB-25-033-F – Access Decision dated January 22, 2026)

2. 2023 – Lowest Use of Mediation / ADR

- Applications resolved through mediation or ADR (including consent orders) in 2023: **77**

➔ This marks the **lowest** use of alternative resolution mechanisms following the lifting of the eviction moratorium, during the same year that evictions reached their peak.

2023 - A Bad Year for Tenants



Summary of Facts and Percentage Increases.

42% of TCHC tenants identify as Black!

(Based on FIPPA Disclosure LTB-25-033-F – Access Decision dated January 22, 2026)

3. 2025 – Reporting Gap (January 1 – October 31)

- TCHC publicly reported evictions (Jan 1 – Oct 31, 2025): **391**
- Tribunals Ontario data for the same period: **541**
- Difference: **150** additional households

Percentage Increase:

$(150 \div 391) \times 100 = \mathbf{38\%}$ higher than publicly reported.

Tribunal data indicates substantially more eviction outcomes than reflected in public reporting.

2025 - Reporting Gap



Summary of Facts and Percentage Increases.

42% of TCHC tenants identify as Black!

(Based on FIPPA Disclosure LTB-25-033-F – Access Decision dated January 22, 2026)

4. Racial Equity Context

- Without race-disaggregated eviction data, it is not possible to assess whether eviction outcomes disproportionately affect Black tenants.
- Given the scale of the discrepancies and Toronto's documented racial housing inequities, transparent and disaggregated reporting is essential to understand potential systemic anti-Black impacts.

Systemic Anti-Black Racism



Summary of Facts and Percentage Increases.

42% of TCHC tenants identify as Black!

(Based on FIPPA Disclosure LTB-25-033-F – Access Decision dated January 22, 2026)



Stronger Together!

**REGENT PARK
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ASSOCIATION**

- **2023** was the worst post-moratorium year for TCHC tenants, with **624** evictions recorded.
- Evictions were **285%** higher than publicly reported for **2023**.
- Partial **2025** reporting reflects a **38%** discrepancy.
- Mediation and ADR use declined during the period of highest eviction impact.
- The absence of **race-disaggregated** eviction data limits accountability and equity analysis.

Overall Findings

Contact Us

Walied
Khogali Ali



**Community Builder.
Environmentalist.
Human Rights &
Housing Advocate.**

@waleedkhogali

waliedkhogaliali.ca

