

Maintaining Housing Working Group Meeting 6 – March 11, 2026

HRAC Members

Annie Hodgins (Working Group Chair)
Joy Connelly
Harmy Mendoza

Regrets

Saroja Ponnambalam
Nicole Alexander

City Staff

Aisha Silim, Manager, Renter Strategy Unit, Housing Secretariat
Scott Leon, Management Consultant, Renter Strategy Unit, Housing Secretariat
Barbara Brook, Housing Consultant, Tenant Services & Support, Housing Secretariat

Housing Secretariat Support

Asha Sivarajah, Policy & Programs Coordinator, Housing Systems & Intelligence

The meeting of the Housing Rights Advisory Committee's Maintaining Housing Working Group started at 1:30pm.

Notes

1. Chair Updates

- Discussion of key priorities: eviction prevention supports, programs and mechanisms; Multi-Tenant Housing (MTH) Framework implementation; opportunities to share feedback and insights from frontline staff to City staff.
- Members were reminded to reflect on lessons learned from their experience on HRAC which could support the next iteration of the Committee (should it be restructured in the next Council term) and raise them at the final Working Group and HRAC meetings:
 - Overall, members identified the strength inherent in the Committee's mandate and ability to set its own key priorities.
 - Members identified that working within the limitations of the Council Committee system was a learning curve and that it would be helpful to ensure that Council advisory bodies are structured in a way that ensures that its volunteer members of the public are able to fulfill their mandate.
 - Members felt that receiving ongoing support from City staff at the Housing Secretariat really helped them navigate the system and develop strategic and implementable recommendations.
 - Members felt the opportunity to engage with City staff around the development of City programs and policies within Working Group meetings worked very well.
- Raised questions with respect to the outcomes of the Multi-Tenant Housing (MTH) Framework:
 - What data is the City collecting on the roll out of MTH Framework?
 - Is the City seeing MTH closures or new operators?

- Are there opportunities for qualitative data collection in addition to quantitative data collection?

2. Consultation: Monitoring Strategy to Assess Future Impacts of Bill 60

- **Overview:**

- In follow up to discussions arising from [HS8.10](#), members shared interest in understanding how the City plans to assess for impacts of the Province's *Fighting Delays, Building Faster Act, 2025* (Bill 60) on tenants in Toronto.
- In response, the staff from City's Renter Strategy Unit provided an overview of the planned activities to track the impacts of Bill 60 on Toronto tenants to the Working Group.

- **Staff Presentation:**

- The changes to the *Residential Tenancies Act, 2006*, through Bill 60 will limit renters' ability to effectively protect their tenancies.
- Changes will impact appeal decisions; access to legal resources; and a tenant's ability to obtain financial compensation needed to find new housing in an unaffordable rental market.
- The City may not be able to correlate the implementation of Bill 60 with eviction rates in Toronto, but this monitoring approach can help assess the needs of renters in Toronto.
- Potential data sources for the City to monitor impacts include:
 - Toronto Tenant Support Program (TTSP);
 - Toronto Rent Bank;
 - Eviction Prevention in the Community Program (EPIC);
 - Ontario Landlord and Tenant Board (LTB) data;
 - Canada Mortgage and Housing Corporation (CMHC) Rental Market Survey (RMS).
- Staff noted that low barrier services offered through the Toronto Tenant Support Program (TTSP) may impact the robustness of the data collected, (however, it is understood that it is critical that tenants have access to a responsive service model where they are able to quickly access eviction prevention support).

- **Working Group Discussion:**

- **Intergovernmental Advocacy**

- The Chair shared that it is known that the demand for supports for tenants facing housing insecurity well outstrips availability.
- While the Bill 60 data monitoring strategy is important, as part of a human rights-based approach, the City is encouraged to consider undertaking a broader assessment of both the scope and volume of supports and services that are available to protect tenants at risk of losing their homes.
- Eviction prevention and housing stability services form a critical net that can protect some of the City's most vulnerable tenants and directly prevent homelessness.
- Eviction is the point at which many people transition from housed to unhoused; attention and resources should be focused at this critical area.

- Understanding that the City does not hold all the funding levers that could ensure adequate support for renters facing eviction, the Chair suggested that the City leverage the data collected through this strategy to advocate with other orders of government for increased funding to keep vulnerable renters housed through a more robust eviction prevention and support system.
- This is an area where the allocation of “maximum available resources” (a fundamental element of the right to adequate housing), should be considered. For example:
 - Does the existing suite of eviction prevention and housing support services offered adequately meet the needs of and protect the tenancies of vulnerable renters?
 - Are services coordinated across City divisions and the broader community of non-profits and agencies that offer frontline services?
 - Could the City leverage advocacy groups (such as CCHR’s Right to Housing Community of Practice and Toronto Alliance to End Homelessness), to ensure greater service coordination and to gather valuable qualitative data about service need?
 - Are the provincial and federal governments aware of the level of need for eviction prevention services and their obligations to support municipalities with funding?
 - Is the data that is currently collected by City-administered eviction prevention and housing support programs helpful in demonstrating the critical need for these programs in a way that might gain traction with the federal or provincial governments?
 - Is the reporting data required by partner agencies to collect feasible (especially given their limited resources)?
- **Data on Survivors of Gender-based violence (GBV)**
 - Gender-based violence (GBV) is a compounding vulnerability for people at risk of eviction.
 - Safety planning takes time and the eviction appeals process has a shortened window under Bill 60.
 - It would be helpful to collaborate with community agencies to collect Violence Against Women (VAW) data.
 - For example, there is a table comprised of provincially-funded VAW agencies and the City.
 - Data collection on GBV for people trying to access eviction prevention supports may be limited, especially if it isn’t an eligibility criteria for a service. This information may not be gathered through a standardized process (in part because certain services are low barrier).
- **Qualitative Data Collection**
 - Recommend that Staff collect qualitative data (in addition to quantitative data).
 - The Chair noted that each frontline worker in Toronto has direct experience with potentially hundreds of people facing eviction and housing instability each year; interviewing them could provide the City with a lot of useful data.

- It was noted that there is often an institutional bias in favour of quantitative data, however when it comes to supporting groups disproportionately at risk of housing precarity and homelessness, qualitative data is one of the most effective methods of identifying service and support needs.
- Keeping people in their homes is just as important as building new housing stock, and this can be demonstrated to decision makers through a mix of qualitative and quantitative data.

3. Next Steps

- Members will consider lessons learned from their experience on HRAC which could be compiled into a letter to the full Committee, at its last meeting on June 22, 2026, inclusive of:
 - Key priorities for this Working Group for the next iteration of HRAC (if it is restructured by the incoming City Council);
 - Opportunities and limitations regarding HRAC's ability to achieve its mandate through the Council Committee system;
 - Recommendations with respect to Working Groups and how HRAC approaches its work.

Meeting ended at 3:30 pm.