

NOTICE OF MOTION

Strengthening Toronto's Multi-Tenant Houses Framework: Enforcement and Path to Compliance

Moved by: Councillor

Kandavel

Seconded by: Councillor

Crisanti

Toronto adopted the city-wide Multi-Tenant Houses framework in December 2022, effective March 31, 2024, to establish consistent safety and licensing standards, preserve deeply affordable housing, and provide a pathway for previously unlicensed multi-tenant houses to enter legal, regulated operation.

Since implementation, Municipal Licensing and Standards, in collaboration with the Housing Secretariat, Toronto Fire Services, Toronto Building and other City divisions, has undertaken significant work to implement the framework, process licence applications, support operators through the licensing process, and coordinate compliance and enforcement activities.

As implementation continues, City Council would benefit from additional information on how key components of the framework are operating in practice. This Motion requests updates on implementation activities, including the operational use of existing enforcement tools and the effectiveness of implementation supports, such as the Multi-Tenant Houses Renovation Program and the Operator Concierge Service, in assisting operators through the licensing process.

The requested reports are intended to inform Council's understanding of the framework's implementation and identify opportunities for continuous improvement.

RECOMMENDATIONS

1. City Council request the Executive Director, Municipal Licensing and Standards and the Executive Director, Housing Secretariat, in consultation with the Chief Building Official and Executive Director, Toronto Building, and the Fire Chief and General Manager, Toronto Fire Services and other divisions and agencies as appropriate, to undertake a review and report back in Q3 2027 to provide an update on the implementation of the multi-tenant houses framework, identify any barriers to licensing and compliance under the framework, and potential program changes to address these barriers, with the review to include an assessment of the MTH Renovation Program and the Operator Concierge Service together with any recommended changes.

2. City Council request the Executive Director, Municipal Licensing and Standards, to consider whether Chapter 575, Multi-Tenant Houses, should be included in the future adoption of an Administrative Penalty System for by-laws enforced by Municipal Licensing and Standards.
3. City Council request the Executive Director, Housing Secretariat and the Executive Director, Municipal Licensing and Standards, in consultation with other divisions and agencies as appropriate, to provide an update on opportunities for tenants, residents, and operators to provide feedback on the implementation of the multi-tenant houses framework and identify opportunities to enhance public education of the framework, including improving awareness of the framework's scope, applicable enforcement mechanisms, and available channels for reporting and addressing concerns that fall outside the framework.