

Ward 12, Toronto – St. Paul's
City Hall, 100 Queen Street West
2nd Floor, Suite A17
Toronto, Ontario M5H 2N2

Tel: 416-392-7906
Fax: 416-392-0124
councillor_matlow@toronto.ca
www.joshmatlow.ca



Planning & Housing Committee

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

July 2nd, 2026

Re: Protecting Tenants from Fraudulent Evictions

Dear Chair & Committee Members,

I am writing to request your support to have staff explore opportunities to leverage RentSafe officers to identify and compile evidence of criminal conduct and violations of the Residential Tenancies Act.

For too long, corporate crime has been treated as an administrative matter. This is particularly evident in how Ontario treats fraud in the residential rental sector.

When a resident faces a fraudulent eviction, the resident is left to do their own investigation, collect their own evidence, and hire their own lawyer in order to hold the landlord accountable.

The consequences of this type of fraud are significant. On top of the stress and cost of moving, the Housing Secretariat reports that as of Fall 2025, tenants forced to leave a 2-bedroom apartment will pay an additional 25.7% or \$525 per month on average for a new unit.

This criminal behaviour is often systemic, repeated and done with impunity, as landlords know that they can afford to fight at the Landlord and Tenant Board when often their tenants cannot.

This is not how we treat other crimes. If someone is caught stealing from a grocery store, Loblaws can call the police; they won't need to figure out the right forms to fill out, they won't need to hire a lawyer, and they won't have to pay a filing fee. They might not even need to show up in court, meanwhile a tenant might be forced to take valuable time away from work to pursue their claim.

Corporate crime is crime, and it should be treated as such. This motion seeks to identify opportunities to leverage RentSafe officers to identify and compile evidence of criminal

conduct and violations of the Residential Tenancies Act, which can then be pursued by municipal or provincial law enforcement as appropriate.

RECOMMENDATIONS:

1. Planning and Housing Committee request the City Manager and Director, Municipal Licensing and Standards to report to the Planning and Housing Committee no later than Q2 2027 on the feasibility of increasing the authority and jurisdiction of RentSafe officers to
 - a. identify potential fraud in the residential rental sector and compile evidence to support the initiation of criminal investigations by the Toronto Police Services; and
 - b. identify and investigate potential breaches of the *Residential Tenancies Act*.

Sincerely,

Councillor Josh Matlow
City Councillor
Toronto – St. Paul's
www.joshmatlow.ca