



January 20th, 2026

To: Planning and Housing Committee Members, City of Toronto

RE: PH27.9 - Rental Housing and Dwelling Room Replacement: Supporting Tenants with Additional Housing Barriers

Demovictions are stressful and overwhelming for all tenants, but disproportionately harm vulnerable tenants, increasing their risk of homelessness. In general, we believe that it is the developers that are forcing this situation upon tenants, not the tenants (and not taxpayers!), who should bear the financial burden of these problems; they should simply see it as a cost of doing business. As a vulnerable tenant policy is only applicable to a small minority of a building's tenants, the cost of providing vulnerable tenants with additional support to ensure they remain housed would be negligible.

No Demovictions' proposed vision for a vulnerable tenant policy is assurance that ***no tenant will end up homeless as a result of a rental building redevelopment project*** because they are:

- Unable to secure alternate suitable housing,
- Unable to physically move themselves and their belongings out of their current home and into the new home,
- Unable to move out of their temporary home and into a replacement unit, and/or
- Not able to physically access their replacement unit.

We urge members to put forward motions to direct City Planning to implement the recommendations listed below to reduce the physical, emotional, and financial barriers that vulnerable tenants face when packing, moving, and finding a new home during a demoviction. We also recommend, where the City has indicated that it will explore the feasibility of a Tenant Support Coordinator, that the City do so through the budget consultation process to establish a regular, funded program that can be offset by development charges and federal/provincial sources of funding to prevent homelessness.

Many of the recommendations below were submitted in our [report](#) to City Planning in December 2024 with recommendations to support improved rental replacement policy and practice for *all residents* in Toronto. These recommendations are based on the experiences of tenants displaced and facing displacement by demoviction across Toronto. For the purposes of the City's proposed changes, our recommendations include:

- 1. The current additional compensation (the equivalent of 4 months AMR) available to seniors and tenants with mental and/or physical health conditions must be maintained**

- Staff are proposing to eliminate this additional compensation and offer additional supports instead. However, the additional supports proposed (translation services, offer of an alternate unit, rent gap payment administration, accessible unit priority) are mainly administrative/operational improvements, ***the value of which is not equivalent to 4-months AMR.***
- Eliminating the compensation essentially takes food out of the mouths of seniors and those with disabilities so that a greater number of tenants with barriers can benefit from improvements that cost relatively little to implement– this is tantamount to the City subsidizing rich developers who are driving the housing crisis to begin with.
- We strongly recommend that the improvements to the vulnerable tenant policy be offered ***in addition to the compensation***, not instead of it.

2. The City must take immediate, concrete steps to implement a Tenant Support Coordinator program

- The staff report notes, “City Planning staff, in consultation with the Housing Secretariat, will explore the feasibility of coordinating services to support Tenants with Additional Housing Barriers who are facing displacement.” This wording suggests further delay to implementing a program that would substantially mitigate the risks of vulnerable tenants becoming homeless due to demoviction.
- Throughout the consultation process, there was broad consensus among stakeholder groups that a tenant support coordinator would be invaluable in supporting vulnerable tenants with paperwork, navigating the eviction process, and in-kind moving coordination.
- Given ***the broad support for this recommendation across tenant advocate groups and developers***, it is especially concerning that the City has not indicated that it would seek to establish this program through the Budget consultation process currently underway, which could be offset through development charges and federal/provincial sources of funding for homelessness prevention.
- We urge the City to seek regular, stable funding to implement a Tenant Support Coordinator program that can adequately support vulnerable tenants in addition to financial compensation.

3. The new policy must apply to tenants of buildings that do not yet have a finalized S111 Agreement

- As proposed, the new policy will only apply to tenants in buildings where a City-led tenant meeting has not yet been held, so as to avoid having to tell tenants who have already been told by City staff that they will get additional compensation that the additional compensation has been cancelled. (Not cancelling the additional compensation, as we recommend above, would avoid this problem.)
- This approach prevents thousands of tenants caught up in the redevelopment pipeline from benefitting from the critically important policy improvements being proposed. For example, tenants in receipt of OW and ODSP will not be given the option of receiving compensation as monthly payments instead of as a lump sum, an

administrative change that is required to keep them from losing access to their income supports.

- These policy changes must apply to as many tenants as is legally possible to prevent vulnerable tenants from being harmed by a policy that is meant to help them.

4. Post-application tenants with additional barriers should be eligible for these additional supports.

- The number of post-application tenants in need of these supports will be very low; buildings with approved development applications that have put their redevelopment plans on hold continue to accept new tenants; and it should be developers' financial responsibility to keep tenants who move in post application from becoming homeless, not taxpayers'.

We would also recommend that Tenant Relocation and Assistance Plans:

- Require initial door-to-door outreach to affected tenants to ensure that no tenant misses the opportunity to access support and a replacement unit, and
- Require tenants to have the opportunity to view completed replacement units before being required to sign leases.

Our proposed recommendations aim to address shortfalls in the City's proposed changes. As rents remain high, wages remain stagnant, and food costs continue to soar, tenants are facing mounting financial pressures and economic challenges.

We urge Councillors to meet the moment.

There cannot be any gaps in support, because any intersectional experience that is not captured by these recommendations risks letting them fall through the cracks. It is better to provide too much support than not enough, because the consequences are too high.

Vulnerability is not linear, nor is it static. Who becomes vulnerable and how can change at any time in a person's life. Many seemingly 'small' barriers across different areas of a person's life can add up to a lot. It is vital that the supports available to them include professionals and agencies who have experience working with marginalized and vulnerable groups, or we risk making a difficult situation even worse.

Thank you,
The No Demovictions Team