

Rental Replacement: Supporting Tenants with Additional Housing Barriers

Submission to Planning and Housing Committee

January 21, 2026

Submission by: Right to Housing Toronto



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Councillor Gord Perks
Chair of the Planning and Housing Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Members of the Planning and Housing Committee,

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

We are representatives of the Right to Housing Toronto (R2HTO), a network of organizations and individuals working to support the implementation of the right to housing by the City of Toronto. We are writing in response to item [PH27.9](#) regarding the City's recommendations to update its approach to support vulnerable tenants who are going through the rental demolition and replacement process (also known as "demovictions").

Demovictions are stressful and overwhelming for *all* tenants, but disproportionately impact vulnerable tenants, increasing their risk of experiencing homelessness. While we appreciate the recommendations and hard work put forth by City staff, more needs to be done to ensure that all tenants remain housed.

The City recognized housing as a human right in the Toronto Housing Charter and HousingTO 2020-2030 Action Plan, committing to progressively realize the right to adequate housing for all Toronto residents. This means that the City must prioritize the needs of those most impacted by the housing and homelessness crisis – including vulnerable tenants facing displacement and at risk of homelessness – when developing and implementing its housing policies and programs.

R2HTO supports the recommendations put forward by *No Demovictions* (the full list of recommendations can be found [here](#)), which calls on the City to do more for vulnerable tenants facing demovictions by implementing the following:

- 1. Retroactively apply changes for vulnerable tenants to demovictions that have not yet finalized their S111s.** Hundreds of demoviction applications that have been approved but have yet to finalize their S111 agreements need to be protected. These buildings represent potentially thousands of vulnerable tenants who will have zero protections or support when they are displaced.



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2. **Maintain the additional compensation (4-months average market rent) that is currently available to seniors and tenants with mental and/or physical health disabilities.** The additional support provided to tenants considered vulnerable should be offered in addition to the compensation, not instead of it.
3. **Post-application tenants who are considered vulnerable should be eligible for additional support.** Buildings with approved applications that have put their redevelopment plans on hold continue to accept new tenants, and it is critically important that when these vulnerable tenants are displaced, more is being done to ensure that they do not face homelessness.
4. **Assessment of need should be done door-to-door, not through a survey.** Assessing individual needs requires an in-person approach. Surveys are not adequate or reliable in identifying tenant needs, especially vulnerable tenants.
5. **Leasing agents should be replaced by a housing worker or tenant support coordinator.** For-profit leasing agents who work on commission are not an appropriate support for helping vulnerable tenants find adequate, affordable, and accessible housing in their catchment area. Housing workers or tenant support coordinators, who have experience working with vulnerable and marginalized communities, will be able to better support and focus on tenants priorities beyond their own personal interests.
6. **Tenants with accessibility requirements should be able to view their replacement units prior to signing a new lease.**

We strongly urge Councillors to vote in favour of any motions and/or amendments that would support the recommendations outlined above, and continue to work with and consult *No Demovictions*, R2HTO, and other tenants and advocates in the further development of practices and policies. These recommendations would significantly improve outcomes for vulnerable tenants facing demovictions across Toronto, while supporting the City in upholding the right to housing.

Thank you,
On behalf of Right to Housing Toronto (R2HTO)



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