



Regent Park Neighbourhood Association

Regent Park Neighbourhood Association Inc.

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January 21st 2026

Mayor Olivia Chow
Toronto City Hall, 2nd Floor
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Toronto, ON M5H 2N2

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

Written Submission & Deputation to Mayor Olivia Chow and Members of Council - [PH27.9](#) - Rental Housing and Dwelling Room Replacement: Supporting Tenants with Additional Housing Barriers

Date: January 21, 2026

Submitted by: Waled Khogali Ali
Co-Chair, Regent Park Neighbourhood Association (RPNA) – <http://www.regentparkna.ca>

Written Submission

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

Planning and Housing Committee – January 22, 2026

Submitted by:
Waled Khogali Ali
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Project Lead, Empowered Tenants Project.



1. Purpose and Context

This submission draws on frontline evidence and analysis from the **Housing Advocates' Coordination Meeting (January 9th and 16th, 2026)**, convened to interpret newly shared **Toronto Community Housing Corporation (TCHC) eviction data**, identify root causes and “hidden” displacement pathways, and align next steps for City policy and budget advocacy.

From **January 1 to October 31, 2025**, **Toronto Community Housing (TCHC)**—a corporation wholly owned by the City of Toronto—evicted **391 households**. These figures are preliminary, but deeply concerning. This represents **more than 1,200 residents—children, seniors, and families—displaced from social housing** and pushed toward shelters, encampments, overcrowding, and extreme housing insecurity. **Evictions from social housing have increased by more than 100% in just two years**, alongside the persistence of “**hidden evictions**,” including coerced lease removals and informal displacement that never appear in official statistics.

Social housing is intended to provide permanent stability. Increasingly, it is functioning as a pipeline to homelessness.

Item **PH27.9** is timely and necessary. However, to effectively support tenants with additional housing barriers, the City must explicitly address the **eviction and displacement crisis impacting social housing tenants**, as well as the risks that redevelopment and rental replacement frameworks may unintentionally deepen inequity without stronger protections and accountability.

2. Key Findings from Frontline Advocates

A. Evictions are escalating sharply, and the “rate” framing is misleading.

Advocates unanimously agreed that “eviction rates” are the wrong benchmark for social housing. The appropriate standard is **zero evictions**, because social housing is the housing of last resort and is intended to provide long-term stability.

B. “Hidden evictions” and non-arrears pathways undermine due process.

Participants identified two urgent concerns that must be explicitly recognized in City policy:

- **Non-arrears evictions** linked to alleged behaviour or policy breaches, including cases connected to **criminal charges without conviction**, raising serious fairness and human rights concerns.
- **Hidden displacement pathways**, including coercive practices where leaseholders are threatened with eviction unless they remove a family member from the lease—resulting in de facto evictions that may bypass full Landlord and Tenant Board processes and are **not captured** in official counts.

C. Tenant supports are inconsistent and inadequate.

Advocates emphasized systemic barriers that increase eviction risk for tenants with additional housing barriers, including:

- limited access to early legal representation,
- language and literacy barriers in understanding notices and processes,
- lack of proactive, culturally competent, door-to-door support,
- insufficient prevention funding and program ceilings that do not reflect real-world debt and damage claims.

3. Policy and Budget Implications

PH27.9 must be strengthened to ensure that vulnerable tenants remain housed—not merely supported after displacement occurs. Eviction prevention is a cost-saving and equity-based approach: evictions drive increased costs in shelters, healthcare, child welfare, and justice systems. Cuts or constraints on social supports risk worsening eviction pressures and accelerating homelessness.

4. Recommendations to Strengthen PH27.9

A. Data, Transparency, and Accountability

Require disaggregated reporting on evictions, arrears, and displacement by:

- race, gender, age, disability/accommodations, household composition (children), language access
- eviction type (arrears vs. non-arrears)
- building/neighbourhood patterns
- indicators of “hidden evictions” (lease removals, household composition changes, informal displacement)

B. Due Process and Safeguards for Vulnerable Tenants

- prohibit eviction actions based solely on **charges without conviction**
- require mediation and supports as standard practice
- safeguard against coercive lease removals and displacement without meaningful due process
- ensure accessible communication and interpretation supports throughout the process

C. Align with No Demovictions Recommendations

RPNA Support amendments that:

1. retroactively apply protections to vulnerable tenants whose demovictions have been approved but have not finalized S.111 agreements
2. maintain additional compensation for seniors and tenants with disabilities (4 months’ average market rent), **in addition to** other supports
3. extend enhanced supports to vulnerable post-application tenants
4. require door-to-door assessments, not surveys
5. replace commission-based leasing agents with housing workers/tenant support coordinators
6. enable tenants with accessibility needs to view replacement units before signing a lease

D. Invest in Prevention

- increase funding for early eviction prevention, tenant navigation, legal advocacy, and translation supports
- ensure prevention program ceilings can cover real-world arrears, benefit interruptions, and damage-related debts without displacement

5. Closing

PH27.9 presents an opportunity to prevent displacement rather than manage its fallout. Without stronger protections, accountability, and investment, tenants with additional housing barriers—especially in social housing—will continue to face an escalating risk of eviction and homelessness.

Respectfully submitted,

Sincerely,

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Submitted on behalf of:
Regent Park Neighbourhood Association

cc: Members of the FoSTRA, RPNA Board of Directors, SDP Planning Committee

About the Regent Park Neighbourhood Association

The RPNA seeks to foster an inclusive, diverse and healthy neighbourhood in which all residents feel at home. The RPNA also recognizes that Toronto Community Housing (TCH) residents had a vibrant community in Regent Park prior to the redevelopment and seeks to build on that history of grassroots initiatives, resident led ventures, and strong networks. To ensure that this heritage is not lost, TCH residents serve in half of the RPNA Leadership Team positions. The RPNA's advocacy was central in negotiating and winning a commitment from TCHC to include a \$26.8M Community Benefits Agreement as part of Phase 4 and 5 of revitalization in Regent Park.

The RPNA seeks to foster an inclusive, diverse and healthy community through...

1. ADVOCACY - to provide a strong voice for residents on issues that will benefit our entire community.
2. COMMUNITY BUILDING - to bring our culturally diverse and mixed-income community together.
3. COMMUNICATION - So much is happening in Regent Park! It's important to keep residents informed.