



January 22, 2026

Planning & Housing Committee
City of Toronto
100 Queen St W
Toronto ON M5H 2N2

Dear Planning & Housing Committee,

We are writing to you regarding Item PH27.9 - *Rental Housing and Dwelling Room Replacement: Supporting Tenants with Additional Housing Barriers*.

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

- **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.
- **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. We do not support the city removing it.
- **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 become homeless.
- **Assessment of need has to have a door-to-door component, not just a survey.** Assessing individual needs requires an in-person approach. Surveys are not adequate or reliable in identifying tenant needs, especially vulnerable tenants who may not have the Internet access or know-how to complete a survey online. As ACORN members

and organizers can attest: there is no substitute for door-to-door, face-to-face communication with tenants.

- **Leasing agents need to be replaced by a housing worker or tenant support coordinator.**

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.

- **Tenants with accessibility requirements should be able to view their replacement units prior to signing a new lease.**

We strongly urge the Committee to adopt amendments that would support the recommendations outlined above, and continue to work with and consult No Demovictions and other tenant organizations in the further development of practices and policies. These recommendations would significantly improve outcomes for vulnerable tenants facing demovictions across Toronto.

Sincerely yours,

The Toronto ACORN Board

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