

Multi-Tenant (Rooming) Houses Review



Multi-Tenant (Rooming) Houses: Background

- The licensing rules for multi-tenant houses differs across the City. Pre-amalgamation rules permit multi-tenant housing in the former City of Toronto, and some parts of Etobicoke and York.
- MLS is reviewing the multi-tenant housing by-laws, and will focus on promoting health and safety for tenants, and addressing community impacts.
- This review will **not** address zoning permissions for multi-tenant houses. City Planning will be reviewing that issue in a separate report.

Multi-Tenant Housing By-laws Review

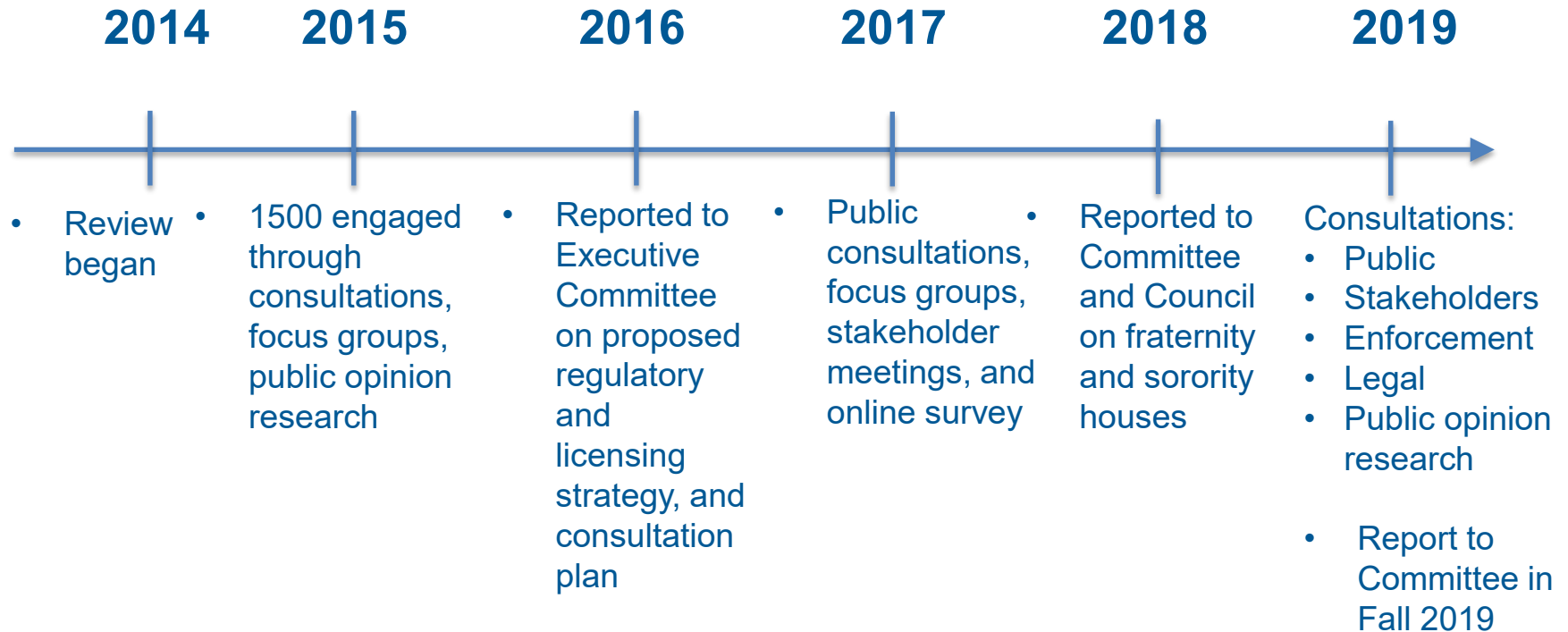
MLS will be reporting on multi-tenant housing to:

1. Propose enhancements to the licensing requirements related to health and safety; and
2. Propose updated definition of Multi-Tenant Houses.

Goals of Today's Meeting

- To **provide information** to attendees about the Multi-Tenant Houses review and how they can contribute their feedback.
- To **gather input** about people's experiences, priorities, and concerns as it relates to the licensing of multi-tenant houses in Toronto.
- To **identify potential improvements** to the Multi-Tenant Houses By-law.

What Has Been Done, and What's Next?



What Relevant Guidelines & Regulations Exist?

- **Provincial**

- Fire Protection and Prevention Act & Fire Code
- Building Code Act & Building Code
- Health Protection and Promotion Act

- **Municipal**

- Rooming Houses Bylaw, Toronto Municipal Code, Chapter 285 – for the former city of Toronto
- Lodging Houses Bylaw, Etobicoke Code, Chapter 166 – for the former City of Etobicoke
- Bylaws related to property standards, building maintenance, and nuisances

What does Municipal Licensing & Standards regulate under the multi-tenant houses bylaws?

- Licensing of multi-tenant house operators;
- Annual or biannual inspections (property standards, fire safety, health);
- Standards for personal care rooming houses;
- Licensing Commissioner – issuance, suspension, renewal or revocation of multi-tenant house licences (through a hearing process).
- NOTE: the multi-tenant houses bylaws do not regulate:
 - Where multi-tenant houses are allowed throughout the city;
 - Cost of rent or housing affordability;
 - Landlord and tenant relationships (e.g. lease agreements, evictions);
 - Requirements to retrofit beyond the scope of the Ontario Building Code;

What is a multi-tenant house, and who needs to have a licence?

Multi-tenant houses are where you rent a room and share a kitchen and/or washroom with four or more unrelated people who may pay individual rent. Rooming houses can also include some self-contained units/bachelor apartments.

Currently, all multi-tenant house operators in the former City of Toronto and Etobicoke must have a licence to operate. A harmonized multi-tenant houses bylaw would apply across the entire city, and all eligible multi-tenant house operators would need to obtain a licence.

Currently, there are approximately 350 licensed multi-tenant houses.

Consultation Format & Topics

Overview

1. What is a multi-tenant house?
2. Health and safety of residents
3. Multi-tenant houses and their neighbourhoods

What is a multi-tenant house?

Different terms and definitions are used across bylaws. For example, the Rooming Houses bylaw defines “dwelling rooms” and “rooming houses”, while the Lodging Houses bylaw defines “habitable room” and “lodging house”.

We want to hear from you!

- Is the proposed definition for “multi-tenant house” clear and easy to understand?

Health and safety of residents

MLS is exploring improvements to the licensing requirements for multi-tenant house operators. Examples include requiring operators to:

- Confirm that the use is permitted through a zoning review
- Submit a floor plan to MLS
- Develop a property maintenance plan
- Develop a waste management plan
- Develop a pest management plan
- Maintain records of number of tenants
- Have electrical inspections

We want to hear from you!

- What are your opinions on each of these potential requirements?
- Are there other things to consider?

Multi-tenant houses and their neighbourhoods

Participants in previous consultations understood the importance of regulations that ensure good living conditions, which benefits multi-tenant house tenants and neighbours alike, and almost unanimously agreed that more affordable housing is needed. However, there were also concerns about multi-tenant houses having impacts on the neighbourhoods that they are located in.

We want to hear from you!

- Do you live in a multi-tenant house or do you have multi-tenant houses in your neighbourhood? Tell us about your experience.

Where Are We Going?

- August 22** Public consultation meeting
- August 31** Last Day to Submit Comments to mlsfeedback@toronto.ca
- Fall 2019** Report at Planning and Housing Committee

For more information about the review:

<https://www.toronto.ca/community-people/get-involved/public-consultations/multi-tenant-rooming-houses-review/>

Thank you