

A graphic of yellow tape applied in a way that forms the outline of a house, with a triangular roof and rectangular walls. The tape is torn and layered, giving it a textured, three-dimensional appearance.

# RENTAL RENOVATION LICENCE BYLAW

Landlords must apply for a Rental  
Renovation Licence before asking tenants  
to move out for renovations.

Learn more: [toronto.ca/RentalRenoLicence](https://toronto.ca/RentalRenoLicence)

# RENTAL RENOVATION LICENCE BYLAW

The City of Toronto's Rental Renovation Licence Bylaw requires the owners and/or operators of rental buildings in Toronto (i.e. landlords) to apply for a Rental Renovation Licence before beginning any repair or renovation work that requires a building permit and a tenant to move out.

Landlords who have issued an N13 notice under the Residential Tenancies Act – to carry out repairs or renovations that are so extensive as to require the tenant to leave the rental unit – must apply for a Rental Renovation Licence. The bylaw sets out a clear process for obtaining a licence and provides that the repairs or renovations may not proceed until such time as a licence is issued.

## WHAT KIND OF RENTAL UNITS DOES THIS BYLAW APPLY TO?

This bylaw applies to most residential rental units in Toronto, excluding those in government-regulated facilities, emergency shelters, student housing, co-ops, hotels and social or affordable housing that is subject to specific agreements or legislation.

## HOW DOES THIS BYLAW AFFECT TENANTS?

As a result of the bylaw, tenants will benefit from additional communication and greater support during the renovation process. When a landlord applies for a Rental Renovation Licence, tenants must indicate whether they plan to return to their unit after the renovations. While this “right of first refusal” is established under the Residential Tenancies Act, the bylaw reinforces it by ensuring tenants are supported throughout the process. It also requires landlords to provide financial assistance to tenants, whether tenants choose to return or not.

## HOW DOES THIS BYLAW AFFECT LANDLORDS?

Landlords must follow a formal licensing process under the Rental Renovation Bylaw before starting repairs or renovations where they have issued an N13 notice to a tenant requiring them to vacate the unit. This includes submitting a complete licence application and providing proper notice and financial support to the tenant. Failure to comply with the bylaw may result in enforcement action by the City.

## WHAT IS THE APPLICATION PROCESS?

- Landlords must apply for a licence within seven days of giving a tenant an N13 notice
- The application must include:
  - A qualified person's report stating that the repairs or renovations are so extensive or present such a danger to the health and safety of the occupant that they require vacant possession of the rental unit

- Valid building permits
- Measures for how the tenant will be supported throughout the renovation or repair
- A Tenant Information Notice must be posted on the unit for 14 days
- The City reviews the application before issuing a licence
- Renovations cannot begin until the licence is issued

## WHAT CAN TENANTS AND LANDLORDS EXPECT DURING THE PROCESS?

Once a landlord applies for a Rental Renovation Licence, they must post a Tenant Information Notice on the door of the rental unit to inform the tenant of the application. They must also submit a form signed by both the landlord and tenant confirming whether the tenant intends to return after the renovations.

If the tenant chooses to return, the landlord must either arrange temporary alternate accommodation or provide monthly rent-gap payments, along with a one-time moving expense payment. If the tenant decides not to return, the landlord must provide three months of rent-gap payments plus the same moving expense payment.

In all cases, the landlord is required to post the renovation licence at the unit for the duration of the work.

## WHAT SHOULD A TENANT DO IF THEY SEE A TENANT INFORMATION NOTICE ON THEIR UNIT?

If a tenant receives an N13 notice or sees a Tenant Information Notice posted on their unit, they should seek support as soon as they can. They can call 311 or reach out to one of the tenant support services listed in this brochure to better understand their rights, what the notice means and what steps they can take next.

## WHAT SUPPORTS ARE AVAILABLE?

The City of Toronto offers support for both tenants and landlords.

- The City can assist landlords with the application process and help ensure all bylaw requirements are met. Call 416-397-5330 or email [rentalrenovationlicence@toronto.ca](mailto:rentalrenovationlicence@toronto.ca)
- The following resources are available at [toronto.ca/EvictionHelp](https://toronto.ca/EvictionHelp):
  - The Eviction Prevention Handbook - Learn about your rights and protections as a tenant and understand the eviction process and how to respond effectively.
  - Renovation Rights Assessment Tool - Explore how different renovation scenarios might impact your tenancy and identify what supports and protections may be available to you.

For other help, visit [toronto.ca/RentalRenoLicence](https://toronto.ca/RentalRenoLicence) or call 311 or email [311@toronto.ca](mailto:311@toronto.ca).

### **Additional Supports for tenants and landlords:**

- Federation of Metro Tenants' Associations tenant information hotline: 416-921-9494
- Canadian Centre for Housing Rights for legal support: 1-800-263-1139
- Centre for Immigrant and Community Services for support in multiple languages: 416-292-7510
- Landlord Self-Help Centre:
  - Telephone: 416-504-5190, Toll free: 1-800-730-3218
  - Email: [info@landlordselfhelp.com](mailto:info@landlordselfhelp.com)
  - Legal Aid Ontario: 416-979-1446

You can also look up renovation licences and building permits using the City's Public Registry at [toronto.ca/RentalRenoLicence](https://toronto.ca/RentalRenoLicence).

Learn more: [toronto.ca/RentalRenoLicence](https://toronto.ca/RentalRenoLicence)

Pour en savoir plus, rendez vous sur le site Web  
[toronto.ca/RentalRenoLicence](https://toronto.ca/RentalRenoLicence).

Ulteriori informazioni su [toronto.ca/RentalRenoLicence](https://toronto.ca/RentalRenoLicence)

[toronto.ca/RentalRenoLicence](https://toronto.ca/RentalRenoLicence)-এ আরও জানুন।

Saiba mais em [toronto.ca/RentalRenoLicence](https://toronto.ca/RentalRenoLicence).

Узнайте больше, перейдя по ссылке [toronto.ca/RentalRenoLicence](https://toronto.ca/RentalRenoLicence).

Más información en [toronto.ca/RentalRenoLicence](https://toronto.ca/RentalRenoLicence).

Matuto nang higit pa sa [toronto.ca/RentalRenoLicence](https://toronto.ca/RentalRenoLicence).

மேலும் அறிய [toronto.ca/RentalRenoLicence](https://toronto.ca/RentalRenoLicence).

了解更多信息 [toronto.ca/RentalRenoLicence](https://toronto.ca/RentalRenoLicence)。

了解更多資訊，請瀏覽 [toronto.ca/RentalRenoLicence](https://toronto.ca/RentalRenoLicence)。

در [toronto.ca/RentalRenoLicence](https://toronto.ca/RentalRenoLicence) بیشتر بدانید.

Call 311 | 711 Hearing Impaired Service | [311@toronto.ca](mailto:311@toronto.ca)