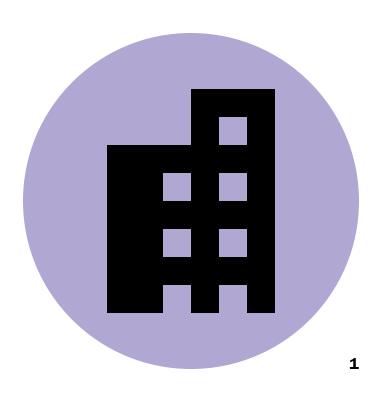
Is Your Building Being Demolished?

In Toronto, if your rental building contains six or more units and is slated for demolition, you have specific rights and resources to remain housed.

A guide to Toronto's Demolition & Replacement of Rental Housing policy.





If your rental building is being demolished for new development, the City of Toronto requires:

- Property owners to replace any demolished rental homes in certain circumstances.
- Eligible tenants be offered the right to return to a new unit at a similar rent, and
- Tenant assistance to help with moving and housing costs during construction.

These rules are designed to keep people in their communities, protect affordable homes and make sure the city's rental supply is maintained.

Will you be affected?

The policy applies if:

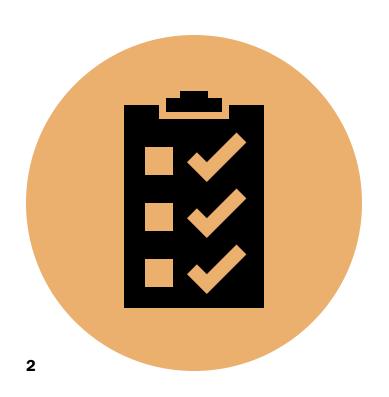
- Your building has six or more rental units, and
- At least one of the units has affordable or mid-range rent, as defined in the City's Official Plan.

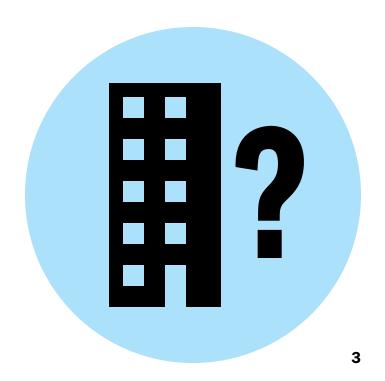
It applies to private market rental buildings, including co-ownership.

If you are living in the building when the development application is filed, you likely qualify for the right to return and to tenant assistance.

The policy does not apply to:

- Condo units (even if you rent one),
- Most co-ops, or
- Life-lease units.





What tenants must do:

- Continue to pay rent according to your lease,
- Update your property owner when you change your address – failure to do so may result in loss of eligibility to return to a replacement rental unit, and
- If your property owner stops communicating with you, contact 311 Toronto or the City housing planner assigned to your building.

What property owners must do:

• Building upkeep:

Continue to maintain units in a state of good repair,

Tenant assistance:

Provide advance notice, financial help, moving support and the right to return,

Replacement units:

Provide similar size and type of unit, with long-term rent protections,

• Communication & meetings:

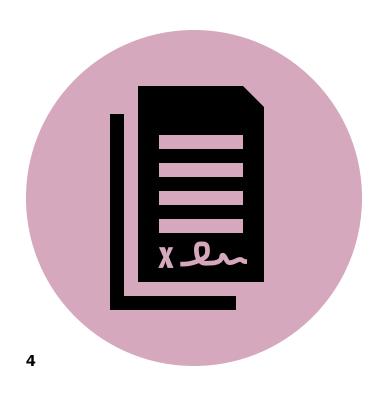
Keep tenants informed through formal notices and meetings,

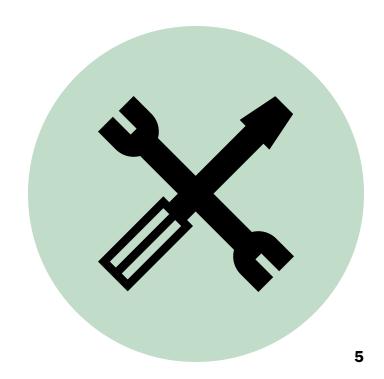
Process support:

Assist tenants before moving out, during displacement and when moving back, and

• After move-in protections:

Maintain legal tenancy rights and rent guidelines to comply with City requirements.





Demolition & replacement unit timeline

	If application	A Defense	Tenants receive a printed notice letting
	is approved by City Council	Before demolition (timing depends on applicant)	them know if the Rental Housing Demolition Application was approved.
	Tenant notice package	Move out	 Tenants receive notice packages 6 months before having to move out, First installment of tenant assistance sent, Tenant Option Form – sign to indicate whether you wish to return, N13 Form – Notice to end your tenancy, and Leasing agent is made available to tenants.
	Move out	period (6 months)	 Tenants can move anytime after receiving tenant notice package, Remainder of tenant assistance is paid upon move out, Tenants will either move into: An alternate rental unit offered by the property owner, or Housing you find on your own or with help from a leasing agent.
	Live in temporary unit	Demolition & construction period (estimated	 Tenants receive notice 6 months before replacement units are ready for occupancy, Tenants are provided with an estimate of their rent in the new building, Tenants are provided with floorplans for the replacement units, and Tenants return a signed form to their property owner ranking their preferred units.
日	Replacement unit offered	36+ months)	 Tenants receive offer 3 months before move in, and Units are offered based on seniority and unit preferences.
	Move into replacement unit	Construction completed	 Tenants sign leases at least one month before move in, and Tenant assistance for move back provided.

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FAQ

Q. When will demolition start?

A. Every project is different and timing depends on the owner.

After a rental housing demolition application is approved by Council a number of steps need to happen before you can be required to move out. These include other approvals from the City and entering into legal agreements.

Typically these steps take at least 6 to 12 months. However, notice to move out may take longer to deliver to tenants depending on the property owner's construction plans and timeline.

Q. If I want to, can I stay in my neighbourhood during demolition?

A. Property owner provides a leasing agent to assist tenants during the 6 month notice period. This assistance includes providing a list of rental vacancies in the area, to coordinate referrals and references from the current landlord, and to provide additional assistance.

Q. What is included in the Tenant Assistance Plan?

A. Tenants receive compensation required by provincial legislation (3 months' rent), moving allowances, and rent gap assistance to mitigate hardship during the displacement period.

Q. What is rent gap assistance and how do I calculate that?

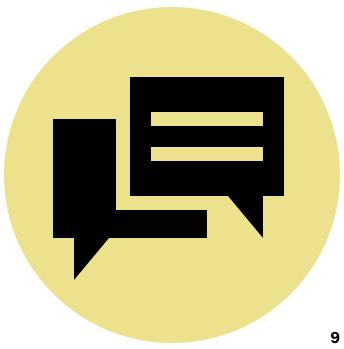
A. Rent gap assistance helps cover the difference between the tenant's current rent and the current market rent in the local area. Rent gap assistance covers the time between when you move out to when you can return. It is provided as an upfront payment when you move out. You will receive an estimate of your rent gap assistance as part of your tenant notice package during the move out process.

Q. How much will the rent for my replacement unit be?

A. Your rent will remain stable, in line with the Provincial rent increase guideline. If there are changes in utility payments – e.g. hydro was formerly included but it must now be paid separately – your new rent will be adjusted to reflect that change.

Q. What do I do if my property owner stops communicating with me?

A. Contact 311 Toronto or the City housing planner assigned to your building. The City housing planner's contact information is in the Notice of Application documents.



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Know your rights



Your right to ...

... be heard through City-led meetings and consultations.



Your right to ...

... support, such as interpreters, accessible materials, and other assistance if needed.



Your right to ...

... notice at least 6 months before you must move.



Your right to ...

... compensation to assist with moving and paying rent during displacement.

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Your right to ...

... return to a similar unit at a similar rent.

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Resources

Read the City of Toronto's Rental Housing Demolition and Replacement Handbook:



Tenant advocacy & legal support:

 Call 311: for property maintenance complaints

Tenant Hotline:
 Federation of Metro Tenants' Associations

416-921-9494 torontotenants.org

 Advocacy Centre for Tenants Ontario: 416-597-5855 acto.ca

 Canadian Centre for Housing Rights: 1-800-263-1139 housingrightscanada.com

Concerns for your community & well-being:

- ◆ Call 211 for general support: (24/7; multilingual)
- Toronto Distress Centre: 416-408-4357
- Connex Ontario: 1-866-531-2600

Disclaimer

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