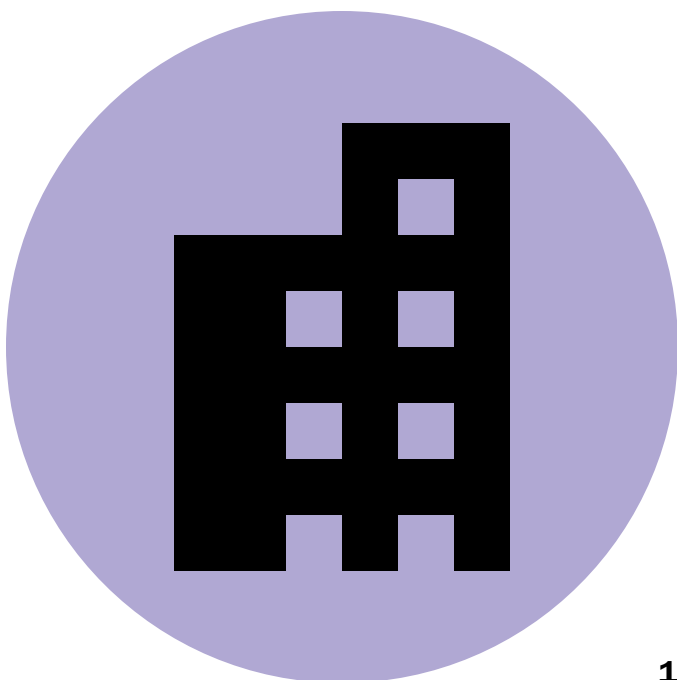


Is Your Building Being Demolished?

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:

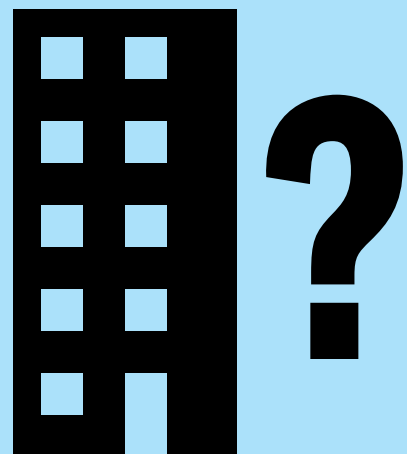
- Your building has six or more rental units, and
- At least one of the units has affordable or mid-range rent, as defined in the City's Official Plan.

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.



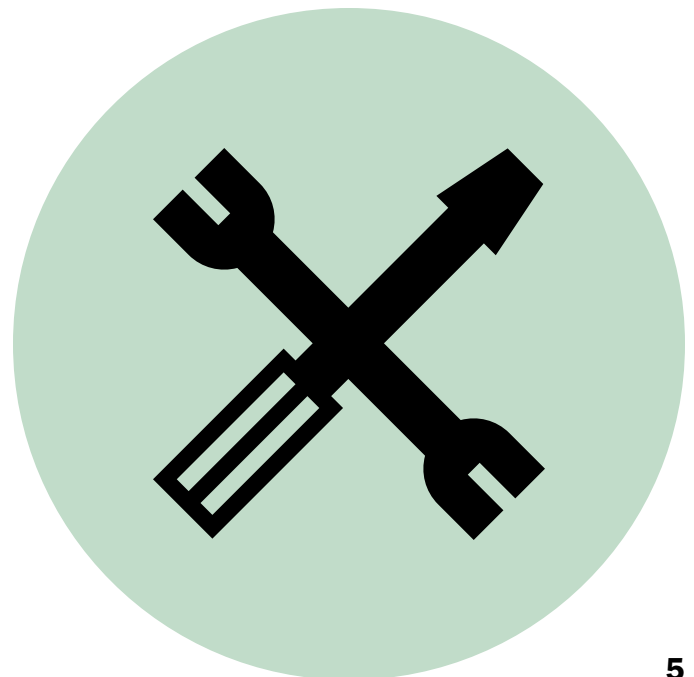
What tenants must do:

- 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.

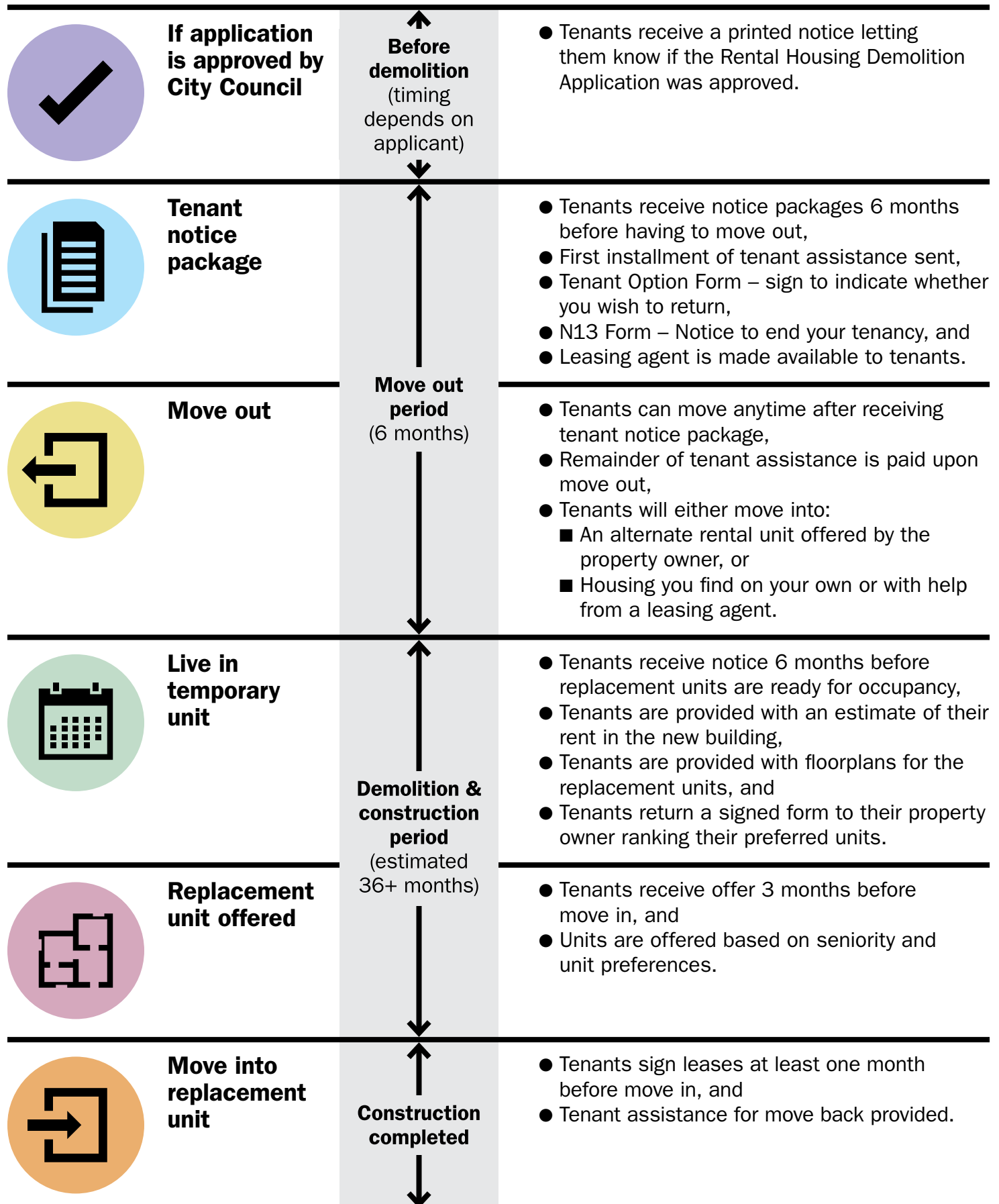


What property owners must do:

- **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



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.

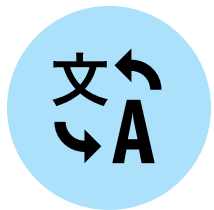


Know your rights



**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.**



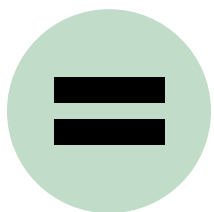
**Your
right to ...**

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



**Your
right to ...**

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



**Your
right to ...**

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

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
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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
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Disclaimer

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