

Council Memorandum

Date:	November 5, 2024
To:	Council
From:	Deputy Mayor McDonald
Re:	Rental Housing Protection (Renoviction) By-Law

Recommendation

That the Memorandum from Deputy Mayor McDonald regarding, **Rental Housing Protection (Renoviction) By-Law**, be received;

That staff investigate a possible licensing program and/or implementing a new By-Law to prohibit and regulate the demolition and conversion of residential rental properties, and report back to Council with information and recommendations by the end of Q1 2025; and

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

Rationale

The increase in ‘renovictions,’ a term used to describe the improper eviction of tenants to undergo repairs or renovations to rental units, is now being felt by residents in Kawartha Lakes. While some landlords may be genuinely renovating units with exhaustive repairs that require tenants to vacate the premises, there are those who are using the mechanism as an excuse to evict tenants and immediately raise rental prices.

The City of Hamilton and now the City of Toronto have both recently implemented new by-laws to deter landlords from using this mechanism unlawfully. These by-laws are

supported by a licensing program, whereby landlords must obtain a special renovation license within 7 days of issuing eviction notices. This license would require landlords to obtain the appropriate building permits for the renovations and a report by a qualified professional agreeing that the renovations would require a vacated unit in order to be completed. The City of Toronto program would also require landlords to provide a plan for housing displaced tenants (e.g. offering a temporary unit at a similar rent or a rent gap payment) and offer a moving allowance or compensation if tenants opt to move elsewhere.

There are landlords who follow the rules and treat their tenants fairly, but there are others who are compounding the current housing crisis by illegally evicting tenants, (knowing an appeal cannot be seen by the Tribunal for several months or longer), driving up rental costs, and displacing people.