

The Role of Municipalities in Protecting and Growing Rental Housing Supply

Association of Municipalities of Ontario

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Advocacy Centre
for Tenants Ontario | Tenant Duty
Counsel Program

ADVOCACY CENTRE FOR TENANTS ONTARIO (ACTO)

- One of 71 community legal clinics funded by Legal Aid Ontario.
- Works for the advancement of human rights and justice in housing for low-income Ontarians through legal services, law reform, community organizing, training and education.
- Provides tenant duty counsel services for self represented tenants appearing at the Landlord and Tenant Board



Housing Affordability Crisis

- [Housing Hardship Report](#)
- Renters are more highly represented among young people, newcomers, racialized communities, single parents, and single-person households.
- The majority of renter households have average annual incomes below \$50K
- 40% of Ontario renter households spend more than 30% and 15% spend 50% or more.

Ontario Tenants are Paying Unaffordable Rents



Ontario renter households are paying some of the most unaffordable rents in Canada. Tell the province to restore real rent control in Ontario!

Say **YES** to **FAIR RENTS!**



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Ontario's Losing Affordable Units

- 2006 and 2016, Ontario saw a 26% decline in units that rent for less than \$1000, while units renting for over \$1,500 increased by 360%.
- 2016 and 2021, units renting for under \$1,000 have decreased by another 36%. Meanwhile, units renting for over \$1500 have increased by 54%.
- Luxury rentals, renting for over \$3000, have increased by 87% between 2016 to 2021.



Ontario is Not Replacing Them Fast Enough

- [Canada](#) has lost 550,000 affordable units between 2011 and 2021 or 11 units for every new affordable unit created
- [Ontario](#) Loses 20,000 affordable units each year.
- [Ottawa](#): Loss of 31 units for every affordable unit created between 2011 and 2021.
- [Hamilton](#): Loss of 29 units for every affordable unit created between 2011 and 2021.



Housing Affordability Crisis



Toronto closet advertised for
\$750 per month

- Wait times for supportive housing are up to seven years long, with about 27,000 adults with a developmental disability waiting for residential supports and services in the province
- 234,000 estimated homeless in Ontario

How Did We Get Here

- 50s to the early 90s expansion of private and social housing fueled by government investments
- Lack of supply – Federal Government (1993) completely stopped building social housing and apartments devolving responsibility to provinces.
 - Growing reliance on on private sector
 - Less than 9% of new housing has been for purpose built rentals over the last 30 years.
- Financialization of Housing
 - Investors (25% - including REITS) make up the highest segment of buyers over first time home buyers. The largest 25 financial landlords (REITs and other types of firms) owned nearly 20 per cent of the country's private, purpose-built stock of rental apartments
 - Using software that is being investigated for collusion to inflate rents
 - Evict tenants three times more than other landlords

How Did We Get Here

- Rent Control Exemptions in Ontario:
 - A) Vacancy Decontrol
 - 2022 rents for 2 bedroom units increased in Hamilton (26%), Ottawa (17%), and Toronto (29%) even though rent was capped at 1.2% for rent controlled units.
 - B) Units First occupied after November 15, 2018 units
 - [Ontarians](#) could experience triple digit rent increases
- [Short Term Rentals](#):
 - 12,860 units removed from Ontario's long term market
 - Renter households have paid \$1.6 billion in additional rent since 2017 due to STRs.
- Rise of Demovcitions and Renovictions in particular close to major transit projects
- Rise of landlord's own use and purchaser's own use evictions

How Did We Get Here

- Landlord and Tenant Board delays and dysfunction after removing all in-person services in 2020 and moving to a provincial scheduling model
- Delays increased from 7-8 weeks in 2020 to 7-9 months for landlord applications and up to 2 years for tenant applications as of May 2023.
- 44.6% (Tenants) and 86.5% (Landlords) attended their digital hearing in [2021](#) due to digital divide.
- More tenants evicted for missing hearings and tenants less likely to enforce rights due to mistrust in the system due to significant delays.

How Are Municipalities Responding

- Increasing Density (ex. Mississauga permits 4 units as of right)
- Implementing Principal residence requirements for Short Term Rentals (17 municipalities in January 2023 including Ottawa, Mississauga, and Toronto)
- Remove parking minimums
- Encampment Supports
- Licensing Apartment Buildings
- Intergovernmental advocacy and collaboration
- Greater focus on Non Profits Ownership



How Are Municipalities Responding

- Eviction prevention supports such as rent banks and funding tenant representation and information sessions
- Anti-Renoviction bylaw
 - License required when landlord serves eviction notice
 - Independent assessment stating vacant possession is necessary to conduct renovation, demolition or repair
 - Building permit is required
 - Landlord must provide comparable unit or pay tenant compensation in lieu (Hamilton)
 - Increased fines (London)

How Are Municipalities Responding

- Land Use Planning (legalizing secondary suites, multi tenant housing licensing)
- Rental replacement policy preserves rental units during demolition or conversion process (Mississauga and Toronto)
- Incentives for creating affordable rental:
 - Eliminate parking minimums
 - Covenants that cap rent increases for new units
 - Faster approval process
 - Pre development loans
 - Fees and property tax exemptions
 - Leasing instead of selling land

Thanks!

Any questions?

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