

Rental Replacement Policy Review Recommendations

This document is a consolidated version of recommendations made by *No Demovictions* during the Rental Replacement Policy Review by the City of Toronto during the Fall of 2024. To download the complete document, [click here](#).

RECOMMENDATIONS

Transparency of information, data tracking, and Tenant Relocation and Assistance Plan (T.R.A.P.)

- Make detailed information/City policy regarding the T.R.A.P. publicly available.
- Make timelines of application, eviction, demolition, and building transparent and publicly available.
- Require the developer and/or the City to inform tenants about the status of the project after each milestone, providing a projected timeline of eviction.
- Accurate data tracking to capture the number of re-developments and affected tenants. The data should be publicly available.

Consultation with tenants and additional supports

- Provide meaningful tenant consultation and working groups to ensure a fair outcome for tenants, and have any concerns addressed.
- Ensure that all communications and information is available in multiple languages and accessible to all tenants in print and digital formats.
- Assign a legal representative to each building to help tenants navigate the demoviction process (Ex: when developers don't honour the legal agreement).
- Assign a housing and social worker to support tenants facing displacement and other negative impacts due to a demoviction.

Financial compensation

- The current moving allowance should be increased to cover the current market costs of packing and moving.
- Rent gap payments should be increased to include annual rent increases.
- The hydro clawback in the rent gap payment calculation should be removed..
- The 4% 'New Build' rent increase for returning tenants should be removed.
- The Developer should be required to top up the missing amount from the RTA 3-month rent compensation needed to secure a first and last months' rent.

- Remove the addendum that strips post-application tenants of the right to fair compensation and right of return.

Tenant displacement and replacement units

- Developers should disclose available units in their portfolios and make them available—on an equity basis—to tenants facing displacement.
- Make the City of Toronto's [Affordable Rental Housing Design Guideline](#) mandatory (including updates) in the design of replacement units.
- Accommodations needed to ensure the accessibility of the replacement unit for people with disabilities should be accepted and implemented at any point during the redevelopment process.
- A rent reduction should be implemented in replacement units that are smaller than the original unit.
- Balconies, occupied tenant parking, visitor parking, and any storage facilities in the demolished unit should be replaced by the Developer.
- All replacement units should fall under RentSafeTO.

Return to replacement unit

- Developers should be responsible for ensuring that all information related to each tenants' lease is updated and submitted to the City, with a copy given to the tenant for their records.
- Different seniority lists should be created for returning tenants according to the type, size, and accessibility of the demolished unit.
- Developers should arrange for a viewing of the replacement unit once it is move-in ready, before tenants are required to sign their new lease.
- Developers should not be permitted to collect a last month's rent deposit any earlier than 30 days before the start of the tenancy, or the first month's rent any earlier than the first day of the tenancy.
- Tenants should only be required to move into the replacement unit once construction of the entire building is complete.
- The City should hire staff to deal with tenant concerns and ensure the proper enforcement of rental replacement policies.
- The City should provide each tenant with a detailed hand-out explaining the rights of the tenant, including what should be included in their new lease.
- Require developers to include a complete contingency plan to address possible occupancy delays that meet prescribed conditions.

Preserving Existing Affordable rent-controlled housing

- Rental replacement units should remain rentals for more than 20 years.
- Extend the rent-control status of replacement units to a minimum of 50 years.
- Extend T.R.A.P. to projects with 3 units or more.
- Implement a "Use It Or Lose It" policy to disincentivize the practice of land speculation.