

Rental Replacement Practice Review

No Demovictions | [Full List of Recommendations](#)

Issue Raised	City Recommendation	No Demovictions' Recommendation
<p>Clear, public, available information on rental replacement</p>	<p>The creation of a tenant handbook: This document would outline what tenants need to know about the process (consultation on this document will continue beyond April 10th).</p>	<p>Language consultation and accessibility: The City of Toronto should ensure that the language preference and accessibility requirements of <u>every tenant</u> is being accommodated in every notice, resource, or communication that directly impacts their tenancy. This is not currently being done.</p> <p>Section 111 (S.111) agreements: Every tenant should have access to a free copy of the Section 111 agreement for their building to better understand their rights. There is currently a fee to access this information.</p>
<p>Continuous engagement with tenants</p>	<p>Two additional tenant meetings: One meeting when tenants have been provided notice to vacate their rental units and one meeting when tenants are beginning the occupancy process.</p> <p>Biannual updates on a rental demolition application after City Council approval to keep tenants informed.</p>	<p>Meaningful consultation: Ensuring that more than two-thirds of any tenant consultation is dedicated to giving tenants time to provide feedback and input. These are currently City/Developer information sharing sessions.</p> <p>Working groups: Require at least 3 working group meetings, which should include the building's Tenant Association (or at least 3 tenant representatives elected by the tenants), the City Planner, Councillor of the Ward, and the applicant. This would allow tenants to have meaningful input into the proposal, the process, and have any concerns addressed. Working groups are currently done on a case-by-case basis.</p> <p>Legal services: A legal representative should be assigned to each building to help tenants navigate the demolition and redevelopment process. This does not currently exist.</p>
<p>Comprehensive and transparent data collection practices</p>	<p>Include the date rental housing demolition permits were issued on Open Data, which will be updated quarterly.</p>	<p>More comprehensive data tracking: We recommend requiring a City-funded housing worker to record and report to the City on (including but not limited to):</p> <ol style="list-style-type: none"> 1. The # of tenants being displaced; 2. The # of tenants who have been supported in accessing temporary housing during displacement; 3. The # of tenants who have chosen to return and their demographics; 4. The # of tenants who have chosen not to return and their demographics; 5. The location and type of temporary housing during displacement; and

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		<p>6. The location and type of permanent housing (for non-returning tenants).</p> <p>No Demovictions would love to further consult on this item to ensure that data tracking is effective.</p>
<p>Enforcement of the rental demolition framework</p>	<p>Two additional tenant meetings: One meeting when tenants have been provided notice to vacate their rental units and one meeting when tenants are beginning the occupancy process.</p> <p>The creation of a tenant handbook: This document would outline what tenants need to know about the process (consultation on this document will continue beyond April 10th).</p> <p>A survey provided to tenants who have recently been displaced.</p>	<p>Increased City of Toronto capacity to enforce practice and policy: Without enforcement, demoviction practices and policies are rendered ineffective for the tenants they are meant to protect. The City of Toronto should hire additional staff (or create an enforcement 'unit') that can address tenant concerns throughout the demoviction process. We recommend a formal process for filing a complaint that is dealt with in less than 5 business days or less.</p> <p>No Demovictions would love to further consult on this item to ensure that enforcement is effective.</p>
<p>Rental unit replacement</p>	<p>Replacement unit seniority: This will be based not only on the duration of a person's tenancy, but the unit size range and accessibility considerations.</p> <p>When there are unique or large existing units (such as rental units within house-form buildings): Staff are supportive of reducing the size of these units to align with the "Growing Up Guidelines."</p>	<p>RentSafeTO Should Apply to All Replacement Units: Expand RentSafeTO to include all properties with 10+ rental units owned by the same property owner, even if the building is not a purpose-built rental building. RentSafeTO does not currently apply to demovictions.</p> <p>Any reduction in 'large existing unit' amenities should lead to reduction in rent: If the unit in a 'house-form building' is downsized, tenants should be given advanced notice, have a commensurate rent reduction, be given additional compensation to support the transition into a smaller space, and be provided onsite storage.</p> <p>Responsibility on the developer to ensure all paperwork is updated and submitted: The developer should be responsible to verify all information related to each tenants' lease, including additional amenities the tenant is paying for that may not be included in the original lease (parking, storage lockers, etc). For long-term tenants, it is currently their responsibility to find their original lease.</p>

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		<p>Amenities from previous unit (parking, storage, balconies): Find solutions to replace occupied parking and storage facilities to tenants in the new building. There are currently no requirements to ensure that these are replaced.</p> <p>No Demovictions would love to further consult on this item to ensure that essential amenities, especially for vulnerable tenants, are considered..</p>
<p>Need for improved rental replacement process for 'vulnerable' tenants</p> <p><i>*In a housing crisis, all tenants should be considered vulnerable*</i></p>	<p>Special needs compensation has been updated to equal 4 months of City of Toronto Average Market Rent (AMR) instead of the individual tenant's rent.</p> <p>City staff will design and implement a new process for vulnerable tenants by early 2026, working closely with stakeholders.</p>	<p>Leasing agents: Housing workers should replace for-profit leasing agents. They should have experience and expertise supporting tenants, including vulnerable and marginalized populations. Currently, leasing agents only provide links to rental listings.</p> <p>Social worker support: A social worker should be assigned to each building to provide support to tenants who require additional support navigating the process. Many vulnerable tenants require additional support(s) that are outside of the scope of City staff.</p>
<p>Moving Allowances</p>	<p>Review the standard moving allowance on an annual basis; previously it was \$1,500 for a 1-bedroom and \$2,500 for a 2-bedroom.</p>	<p>Updated moving allowance calculation based on time of eviction: The moving allowance amount should be based on the annual assessment at the time of eviction, rather than on the annual assessment at the time of the Community Council application approval.</p>
<p>Rent Gap Payments (RGP)</p>	<p>Update the methodology for RGP to account for utility charges, parking, and storage units included in rent.</p>	<p>Include annual guideline rent increases: The City of Toronto should introduce a formula to ensure that rent gap payments cover the entire difference of the unit during the displacement period, including the annual guideline rent increases of 2.5%.</p> <p>Addendum for post-application tenants: Eliminate the addendum that post-application tenants are made to sign with their lease that removes their right to access rent gap payments and right to return. If the elimination of the addendum is not possible, it should only be applicable only up to 2 years following its signature. If the tenant has not been served a N13 notice within the first two years of signing the addendum, they become eligible tenants and the addendum no longer applies to them.</p>

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