



# WELCOME

[Visit our website for more information: nodemovictions.ca.](http://nodemovictions.ca)

# INTRODUCTIONS



[Click here](#) to watch our Press Conference at Queen's Park on October 25th

## Roundtable Tenant Introductions:

- Names
- How long you've lived in your building
- What you do for a living



# WHAT IS A DEMOVICTION?

When tenants are evicted from a building so that it can be demolished and re-developed.

## The Good News: You Have Rights

- Protections under the **Ontario** Residential Tenancies Act (RTA) and **Toronto's** Rental Housing Demolition By-Law, Chapter 667 Municipal Code.
- Right to Return at similar rent to similar sized unit, with adequate notice to vacate (4-6 mos)
- Tenant Relocation and Assistance Plan (TRAP):
  - Compensation (additional compensation for those with disabilities);
  - Moving allowances;
  - Rent Gap Payments;
  - Assistance finding a temporary home.

## The Bad News: Fineprint, Gaps & Challenges

- There are no legal requirements on the size, layout, or nature of the replacement units. Policy dictates that they need to be 'similar' (i.e. 1 bedroom = 1 bedroom), but nothing that covers square footage, parking, storage, etc.
- Rent gap payments rarely, if ever, cover the full cost of displacement and the new rents that tenants will be expected to pay (CMHC data)
- The assistance in finding temporary housing is not explicitly stated.
- City of Toronto allows a 4% "new build" increase in rent to be charged for tenants returning to their rental units after construction. This is above/beyond any annual guideline increases.



# WHAT DOES THE DEMOVICTION PROCESS LOOK LIKE?

## STEP 1:

Developer submits an application to City of Toronto, which is circulated internally to City departments. Sign goes up on property.



## STEP 2:

Typically involves two “consultations” - one with the community (anyone can register), and one with tenants. The tenants session includes the developer and City staff, and is generally used to outline the TRAP\* and answer tenant questions.

## STEP 3:

The proposal goes to Community Council (there are 4 in Toronto) to be voted on by Councillors in that meeting. This is where tenants, neighbours, organizations, etc. have an opportunity to speak to Councillors about the proposal and ask Councillors to vote against the proposal, or include amendments to the proposal.

## STEP 4:

The proposal, once approved by Community Council, then goes to City Council for final vote.



## STEP 5:

The City writes a Section 111 Agreement tied to the Land Title. Final approval steps are taken (e.g. site plan control). Landlord issues N13s.

***Note: there is no standard timeline for this process***

# HOW COMMON IS THIS?

There are currently over 100 buildings in the City of Toronto facing this same fate, and that number continues to rise.

## Toronto is approving a growing number of rental demolitions and redevelopments — and less than two thirds of tenants ever go back

Toronto approved the demolition of 1,229 units from January to early December 2023, compared to 298 in 2017. The process is leaving thousands of tenants in limbo.

By Victoria Gibson Affordable Housing Reporter  
Saturday, January 13, 2024 © 8 min to read  
Article was updated Feb 7, 2024



READ THE CONVERSATION(10)



Michael Whitehead has lived at 25 St. Mary St. since 1994 in a building now marked for a teardown. While Whitehead has been promised a unit in the new development under city laws, he faces several uncertain years during construction.  
Nick Luchance/Toronto Star

## 'Please help': Toronto councillors moved by tenant stories, but they'll be demovicted anyway

Some tenants have lived at 25 St. Mary Street for 55 years.

By Rosie DiManno Star Columnist  
Sunday, April 23, 2023 © 5 min to read



## Evictions due to demolitions set to hit all-time high in Toronto, data shows

Spike in evicted tenants will overheat rental market if enough affordable units aren't protected, activists say

By CHERY PERKINS  
10 NOVEMBER 2023 © 5 MIN READ



Megan Kee (above) is a tenant facing demolition-driven eviction and an organizer with No Demovictions, a tenant advocacy group protesting demolition of affordable rental buildings in Toronto. (Photo by Mike @imkalgos, provided by Megan Kee)

# WHAT TO DO NEXT

## STEP #1: Bring people together

- EX: Flyer your building to organize a meeting in a common space (bring a newsletter email/phone number sign-up sheet); start a tenants' association/group; decide on the structure of this group

## STEP #2: Gather feedback from tenants

- We have a [survey outline here](#) to ensure that you are negotiating on behalf of \*all\* tenants by providing an opportunity for meaningful feedback and input.

## STEP #3: Decide on next steps

- **This is what we can help you with!** Do you want to protest? Go to the media? Negotiate with your developer? Create a position paper with the asks outlined in Step 2? No Demovictions can support you in deciding what the best next step is.

## STEP #4: Build solidarity/find a way to provide updates

- Building solidarity is important. Start a newsletter ([example here](#)) to keep tenants informed of their rights and the steps you're taking.
- Get involved with our work! Advocate for policy and legislative changes that make demovictions a thing of the past. [Sign up for our newsletter](#).



# YOU CAN DO IT, WE CAN HELP



## Organizing/Being Informed

We are all in this together. We can support you in building a strong and effective tenants' association and inform you about your rights and how to navigate the process. [Resources are here.](#)

## Decision-making

We all have our own lived experiences and learned A LOT over the months, and can help you make informed decisions about your next steps. Join one of our tenant meetings on Tuesdays at 7PM. [Get in touch](#) to receive the Zoom link!

## Deputations

When/if your building goes in front of Toronto City council, we will help you prepare/depute on any issues you want us to speak to.

## Protesting and Advocating for Policy Change

We have organized multiple [protests/demonstrations](#) since April 2023. These events have helped us to gain momentum and keep the issue of demovictions and [our asks](#) in the news.



# THANK YOU!

Do you have any questions, concerns, or want to get in touch to get started on next steps?

Email us at [nodemovictionsontario@gmail.com](mailto:nodemovictionsontario@gmail.com)  
or [sign up for our newsletter](#) in the footer of our website:  
[www.nodemovictions.ca](http://www.nodemovictions.ca)



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