

MOTION
- RESTORE RENT CONTROL -
TORONTO CITY COUNCIL
MARCH 1, 1999

Whereas, the Provincial Government's new Tenant Protection Act has far reaching, serious implications for every tenant in the City Of Toronto and across Ontario, and;

Whereas, since the implementation of the Tenant Protection Act and the abolition of the Rental Housing Protection Act, the City of Toronto has received 10 applications to demolish 1179 affordable rental apartments, and;

Whereas, in addition to the demolitions, the City of Toronto has received 2 applications to convert 150 affordable rental apartments to condominiums, and;

Whereas, with the implementation of the Tenant Protection Act and the abolition of the Rent Control Act, affordable rental units are being lost at an accelerating pace and no new affordable rental housing has been built by the private sector, and;

Whereas, the Provincial Government abolished the Rent Control Act and initiated Vacancy Decontrol (VD) as the corner stone of its new Tenant Protection Act, which has resulted in average rent increases for these decontrolled rental units of over 20% in the City of Toronto this year alone, and;

Whereas, landlords are applying for and getting rent increases in the 7% range on rental units that have not been vacated and where tenants were still promised rent protection under the new Tenant Protection Act, and;

Whereas, in spite of the above, tenants are more and more going through a "living hell" due to the imposition of the provisions of the New Tenant Protection Act, suffering major disruptions to their reasonable enjoyment of their apartments, various forms of intimidation by landlords and/or their agents, receiving reduced levels of service while paying significant rent increases, etc.

Whereas, the Provincial Government has created a new bureaucratic instrument, the Ontario Rental Housing Tribunal, to replace the Landlord Tenant Act and the Courts in resolving Landlord/Tenant disputes, and

Whereas, this Tribunal is largely made up of political appointees where, there is the potential for decisions biased against tenants that could facilitate evictions and make decisions that appear unreasonable and “hard hearted.”

Therefore Be It Resolved That:

1. The City of Toronto use all resources at its disposal to develop a strategy to Restore Rent Control and restore the Rental Housing Protection Act in order to prevent demolition and conversion of our limited stock of affordable rental housing by such means as focussing public discussion around the impact of the Provincial Government’s new Tenant Protection Act on the affordable rental housing stock in our city, and;
2. The City of Toronto use all resources at its disposal to restore the Landlord Tenant Act in order to re-establish a level playing field between landlords and tenants.
3. (a) The City establish a Sub-Committee to Restore Rent Control made up of Councillors, tenants and appropriate City staff to develop a strategy to Restore Rent Control, and;

(b) That the Sub-Committee to Restore Rent Control report back to City Council at its scheduled meeting of June 9, 1999.