

# Affordable Housing Programming and Policy Update

Committee of the Whole Presentation

November 4, 2025

# What does the term “renoviction” mean?

- A tactic often employed by landlords acting in bad faith by issuing a legal notice (N13) to end tenancy for the purpose of demolishing, repairing, or converting a unit. Following completion of work, the unit is re-listed on the market for a significantly higher price, and tenants are forced to move due to the financial strain.
- Engagement has shown that:
  - The number of N13 and N12 notices has steadily increased
  - Increase in municipal oversight can help protect tenants from landlords acting in bad faith
  - Stronger provincial legislation is still required
  - A renoviction by-law in combination with a rental replacement bylaw is most effective

# What can a renoviction by-law do?

- Require landlord to obtain property documentation and approvals to complete renovations.
- Impose greater fines to landlords acting in bad faith.
- Requires landlord to comply with the Residential Tenancies Act

## A renoviction by-law **does not:**

- Assist displaced tenants with securing new affordable units
- Stop cash for keys deals
- Stop landlords from issuing notices for legitimate renovation work

Current estimate of staffing a renoviction by-law program is \$311,000 annually.

# Recommendations

That staff continue to advocate to the Province for legislative changes to the Residential Tenancies Act to ensure that the issue of renovictions is being addressed consistently across Ontario.

That staff be directed to continue to collect data on, and monitor the implementation of, municipal renoviction bylaws and return to Council in Q1 2027 with an updated report and recommendations about both a renoviction by-law and rental replacement by-law.

# Vacant Home Tax (VHT)

- The intent of a VHT is to increase housing supply by changing property owners' behaviour by discouraging prolonged vacancies.
- Tax would apply to residential units unoccupied for more than 183 days (six months) in a year
- Exemptions can apply to a variety of conditions:
  - Units vacant due to owner in care
  - Units actively under construction or renovation
  - Transfer of ownership of property during the year
  - Multi-residential properties

# Vacant Home Tax (VHT)-Part 2

- Two different kinds of VHT through enforcement:
  - Mandatory Declaration
  - **Complaint-based**
- Annual expenses are estimated at \$275,000
- Conservative estimates indicate 50 units may be applicable to the VHT after exemptions
- Excess Revenue will be allocated to Affordable Housing Reserve

Category	1 per cent tax	2 per cent tax	3 per cent tax
Estimated revenue	\$150,000	\$300,000	\$450,000
Estimated costs	\$275,000	\$275,000	\$275,000
Revenue (deficit) after costs	\$(125,000)	\$25,000	\$175,000

# Recommendation

That staff be directed to draft a complaint-based vacant home tax by-law for Council approval, with a vacant home tax rate of two per cent, subject to the inclusion of \$275,000 in estimated expenditures and estimated program revenues (based on a two percent tax rate), in the 2026 budget update.

# Affordable Housing Seed Funding Grant

- Launched May 2025 to support predevelopment costs of non-profits interested in building housing.
- Up to \$25,000 available per project.
- After the first round of application evaluations, two proponents are each receiving the grant money, with disbursement occurring upon submission and acceptance of receipts for eligible expenses.