

ONTARIO RENOVICTIONS RISING

WHAT CAN CITY OF BRAMPTON DO?



METHODOLOGY

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- ACORN obtained data pertaining to N12s and N13s through a Freedom of Information request.
 - N12 – When the landlord claims that they or their family member wants to move back into their rental unit/there is an agreement to purchase and sell.
 - N13 – The landlord claims to carry out massive renovations/demolish the rental unit.
- The N12 data was obtained for 2017 to 2021 and the N13 data was obtained from 2017 to 2023 (until August). The name of the landlord is only available for the 2023 N13 data.
- NOTE – it is not possible to specify the number of applications for renovations and demolitions separately as the N13 data obtained from the LTB is not segregated as per the reason for which it was filed by the landlord.

METHODOLOGY

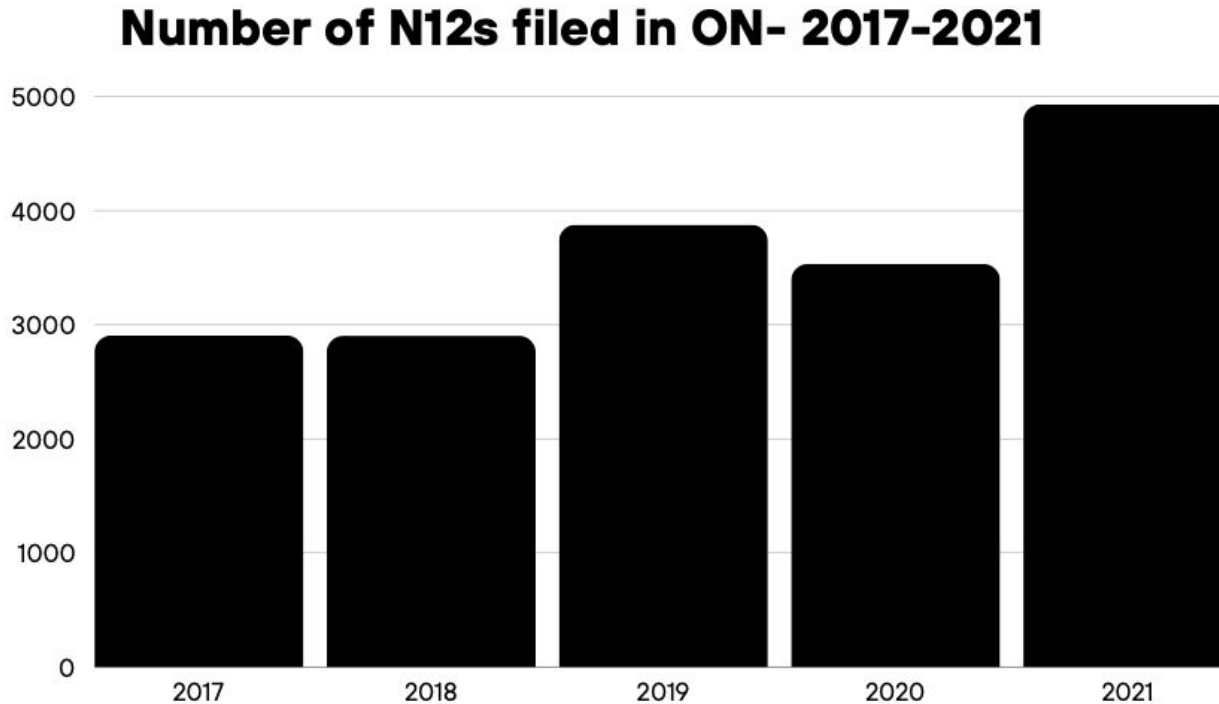
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Data analysis was done to understand the following:

1. Trends with respect to the number of N12s and N13s filed in the province
2. Trends with respect to the number of N12s and N13s filed in select cities. The cities were selected based on where ACORN has chapters.
3. Any specific trends relating to the type of landlord who filed N13s in 2023.

N12s: There has been a 70% increase in the number of N12s filed between 2017 and 2021 in Ontario.

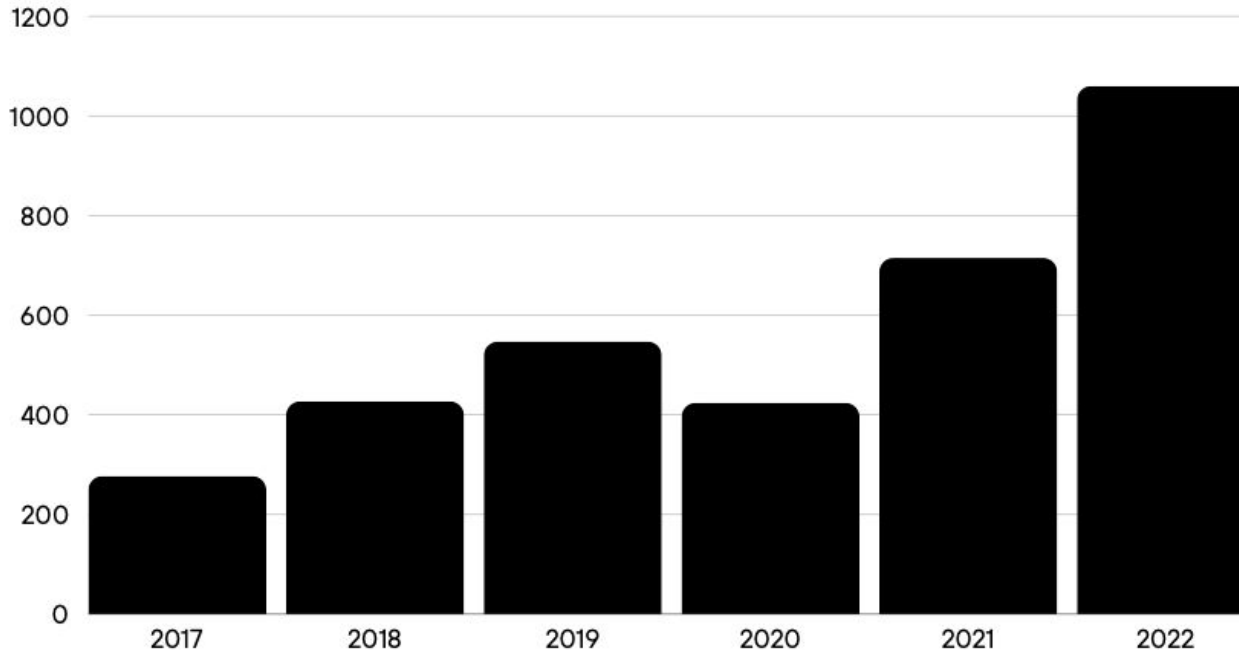
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N13s: There has been a 300% increase in the number of N13s filed between 2017 and 2021 in Ontario.

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Number of N13s filed in ON- 2017-2022



Top 10 cities with most number of N12s and N13s

**Top 10 Cities with the most N12s
2017-2021**

1	Toronto	5085
2	Brampton	1193
3	Mississauga	968
4	London	858
5	Hamilton	745
6	Ottawa	608
7	Windsor	473
8	Kitchener	266
9	Barrie	258
10	Cambridge	173

**Top 10 Cities with the most N13s
2017-Aug 2023**

1	Toronto	950
2	Hamilton	337
3	Ottawa	184
4	Windsor	170
5	London	153
6	Kitchener	136
7	Brampton	112
8	Kingston	78
9	Mississauga	68
10	Barrie	58

Numbers are a gross underestimate!

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The data pertaining to N12s and N13s accessed from the LTB is a **gross underestimate** of the scale of the renoviction crisis. Most renovictions never reach the tribunal as landlords harass and intimidate tenants to get a “voluntary” termination of tenancy.

This includes but is not limited to: neglecting repairs and making conditions for tenants unlivable, offering “cash for keys” or “buyouts” and purposely misleading tenants about their rights.

More tenants are reporting predatory landlords misusing N12s as a means to renovict long term tenants as requirements for notice and compensation are less than when filing an N13.

Unknown landlords!

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As per the 2022 data pertaining to N13 applications, close to 20% of applications were filed by numbered companies.

Not knowing who your landlord is a strong deterrent in the fight to secure affordable and healthy homes!

Darlene's Testimony

Drake property (Pulis Investments) bought the building and as soon as they did, started handing out notices to tenants to move out. The notice had an offer of \$10,000 and was slipped through the doors. I got it twice but ignored. I have lived in this building since 2017, so around 8 years, now paying \$1,367 for a 2-bedroom. The rent for the renovated unit is \$2,200 per month. They also got rid of the superintendent. The condition of the building went downhill as soon as Drake property management came. There are a whole lot of plumbing issues but they just do quick fixes. Takes months to get anything done. One of our neighbours contacted me when she got the offer. She was very scared, she panicked. She said that the head office was calling her repeatedly. That couple was probably the first tenants of the building when it was built. The couple - brother and sister - passed away. Their first language wasn't English and they felt harassed. The woman was in tears. I suffer from a serious health condition because of which I have to survive on ODSP, I cannot work. Why should landlords such as these be allowed legally to raise rents by this massive amount?

Why we need the city to step in?

- The lack of vacancy control or vacancy decontrol at the provincial level allows landlords to raise the rents by exorbitant amounts once the tenant has vacated the unit.
- The RTA does not adequately disincentivize landlords from re-renting units to new tenants at higher rents once renovations are complete.
- Some changes made by the province through Bill 97 BUT those don't go far enough and are not yet implemented.
- Tenant entitlements/compensation in the RTA is inadequate for current rental environment and does not prevent tenants from being evicted into homelessness.
- Tenant support organizations and the City have no way of finding out which tenants are being renovicted.
- LTB adjudicators that receive N13s that say landlords have gotten all necessary approvals tend to not question whether or not they have actually received these approvals and win eviction orders even when renoviction is unjustified.
- Renovations to a unit can function to make housing unlivable for other tenants, and can be used as a tool to encourage other tenants to move out voluntarily.
- RTA doesn't establish a clear process that enables tenants re-occupy their rental units at the same terms as their original rental agreement once renovations are complete.

Peel's Housing Crisis

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- 91,000 households in need of some form of housing assistance in Peel with approx 73,710 households in precarious housing situations without badly needed assistance.
- 128 encampments in 2023, a 167% increase from last year.
- Peel shelters at 270% over capacity

**A STRONG ANTI-RENOVICTION BYLAW CAN HELP PROTECT
EXISTING AFFORDABLE HOUSING AND PREVENT MORE
HOMELESSNESS**

Features - Hamilton Renovation Licence and Relocation By-law

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- Applies citywide to all rental units in the City of Hamilton.
- It will require a landlord to apply for a city renovation licence within seven days of issuing an eviction notice to a tenant.
- The city will only allow the eviction and renovations to take place if the landlord has already secured all building permits to complete the work and provides an engineer's report confirming vacancy is necessary.
- The landlord will also need to make arrangements with any tenant who wants to return to their unit once the renovation is complete.
- These arrangements include providing the tenant with **temporary accommodations, comparable to their current unit and rental rate, or a rental top up.**

Features - Hamilton Renovation Licence and Relocation By-law

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- After the renovation is complete, the landlord will be required to adhere with the Residential Tenancies Act and allow the tenant to return to their unit at the same rate they were paying before the work was done.
- The tenant needs to be provided a tenants rights and entitlement package.
- A landlord/operator may be subject to enforcement for failing to comply with the provisions of the by-law.

Many cities adopting a bylaw, will Brampton be next?

We would like the City of Brampton to look at Hamilton as a model and draft its own bylaw.

Toronto, London and Sudbury are in the process of studying the Hamilton bylaw.

St.Catherines is also considering.

We urge the city of Brampton to follow.