

Please add this motion to the Added Agenda for the Monday CPSC meeting:

The issue of displacement and its impact on our community is a serious one and the cumulative impact is a reduction in safe and affordable housing in London. The problem affects tenants living in both purpose built rental units and converted dwelling units.

While the Residential Tenancies Act dispute mechanism procedures are within the jurisdiction of the Provincial Government, municipal licensing and property standard by-laws nonetheless provide tools to provide additional fairness and protection to London tenants facing eviction through no fault of their own under N12 and N13 notices, or under circumstances where property standards have not been maintained.

To that end the following motion is proposed:

Civic Administration BE DIRECTED to report back to the Community and Protective Services Committee with recommendations on a spectrum of municipal options to limit or prevent renovictions, including but not limited to amendments of existing or new municipal by-laws, policies and programs by the end of Q2 of 2024.

(a) These measures may include:

(1) specifying the content of a new by-law to require landlords serving N12 (renovation) or or N13 (owner occupancy) eviction notices to provide a copy of such notices with the city;

(2) identifying additional measures to promote compliance with applicable building standard by-laws including proactive enforcement, improved procedures for responding to property standard complaints, and conducting general education about property standard requirements;

(3) amending section 3.1 of the rental unit licensing by-law to raise the threshold for exemptions for apartment buildings;

It being noted that some municipalities are experimenting with a number of approaches, none of which are fully implemented or tested yet, the report should include a scan of measures being undertaken or considered in other municipalities; and

It being further noted that this referral to staff is without prejudice to the ability of the CPSC to add additional matters pertaining to this subject.