



London
CANADA

300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

April 14, 2026

I am seeking your support to direct that Civic Administration to explore and report back on the feasibility of establishing a Tenant Assistance and Relocation Program for the City of London, modeled on best practices such as the Tenant Assistance and Relocation Plan in Toronto.

As redevelopment and intensification continue in our downtown and core neighbourhoods, more tenants are being displaced from existing rental buildings, including relatively affordable units. While provincial legislation sets the baseline requirements, municipalities can strengthen local protections and set clearer expectations when rental housing is demolished, converted, or significantly renovated.

Toronto's policy provides a helpful example. It generally applies to private rental buildings where demolition, conversion, or major renovation is proposed. Landlords must provide at least four months' notice to vacate. Tenants are entitled to financial compensation equivalent to three months' rent for moving costs, and four months' rent for seniors, tenants with special needs, or long-standing tenants. The policy also includes rent gap assistance, where a landlord may be required to cover the difference if a comparable replacement unit costs more. Importantly, it provides tenants with a right to return to a new replacement unit in the building at similar rent, and requires landlords to provide practical relocation support, such as leasing assistance through a dedicated contact person.

Through this motion, I am asking Civic Administration to review the details of Toronto's framework and other municipal models, and report back on what tools are available to London under provincial legislation. The report should outline potential program components such as notice periods, financial compensation, rent gap payments, right-of-return provisions, rental replacement requirements, and relocation support services. It should also identify any financial, legal, or administrative implications and recommend potential implementation options, whether through policy updates, zoning, site plan control, or other mechanisms.

The goal is straightforward: as we continue to support intensification and growth, we must also ensure that tenants are treated fairly and that redevelopment does not come at the expense of housing stability for those who can least afford disruption.

Motion to DIRECT Civic Administration to explore and report back on the feasibility of establishing a Tenant Assistance and Relocation Program for the City of London by end of Q1 2027.

Sincerely,

Skylar Franke
Ward 11 Councillor