

Ontario Tenant Relocation & Assistance Programs / Rental Housing Protection Bylaws

Hello Colleagues,

I wanted to provide a bit more additional information to help inform Councillors on existing tenant assistance and protection plans across Ontario, prior to the discussion at PEC.

Across Ontario, municipalities are increasingly adopting a range of tools to better protect tenants and preserve existing rental housing in the face of redevelopment. Cities such as Toronto, Mississauga, Oakville, Hamilton, and Kitchener are using a mix of planning agreements, licensing systems, and rental housing protection by-laws to require tenant relocation assistance, compensation, and in some cases, the replacement of affordable units.

These approaches demonstrate that there is no single model, but rather a spectrum of mechanisms that can be tailored to local conditions while balancing the need for intensification and infill development. Given these evolving practices, it would be prudent for the City of London to direct staff to review and report back on potential options to strengthen tenant protections locally. Doing so would help ensure that as the city grows, we do not unintentionally lose existing affordable housing stock or create undue hardship for tenants displaced by redevelopment.

Most Ontario cities are losing affordable housing units faster than they are being built ([in London we lose 19 units of AH for every new unit built¹](#)), and providing some additional support ensures we can keep up our affordable housing inventory.

1. Toronto

Program / tool: Demolition & Replacement of Rental Housing: [Tenant Assistance Plan](#)

What it does:

- The Tenant Assistance Plan is presented at the tenant meeting (see Section 2.3). Once finalized, it is secured through a Section 111 Agreement between the property owner and the City.
- Tenant assistance is provided by the property owner to lessen any hardship the tenant(s) may experience due to the demolition and redevelopment of the property.
 - The right to return to a replacement rental unit;
 - Advance notice to vacate the original unit;
 - Alternative accommodation or rent gap assistance;
 - Moving allowances;
 - Access to a leasing agent;
 - Additional assistance for tenants with special needs.

¹ Based on a study from 2011-2021

2. Mississauga

Program / tool: [Rental Repairs and Renovations Licensing By-law](#) (see the heading “Compensate and accommodate their tenant”), [Rental Housing Protection Bylaw](#)

What it does:

- Requires landlords to obtain a licence before major renovations requiring vacancy
- Requires top-up payments during renovations, pay a moving fee
- Mississauga is also updating their [Rental Housing Protection Bylaw](#), which provides protections for conversion or demolition of rental units

Key supports (emerging details):

- Designed to reduce displacement and preserve affordable housing
 - Expected to require documentation similar to Toronto-style plans (details still coming)
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3. Oakville

Program / tool: [Rental Housing Protection By-law \(2023\)](#).

What it does:

- Applies when demolishing or converting 6+ unit rental buildings
- Requires a Section 99.1 permit with tenant protection conditions

Key supports (via Tenant Assistance Package):

- Compensation beyond provincial minimums
 - Moving costs + disruption payments
 - Rent-gap support during relocation
 - Temporary housing support
 - Right to return to comparable unit
 - Rent protection for a defined period
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4. Toronto Community Housing / Toronto Seniors Housing Corporation

Program / tool: [Tenant Relocation Assistance Implementation Plans \(TRAIPs\)](#). These are project-specific but robust, often exceeding private-sector requirements.

What it does:

- Used for revitalization, major repairs, or closures in public housing

Key supports:

- Structured relocation plans including:
 - Unit selection assistance
 - Moving support
 - Community service connections
 - Right to return after redevelopment
- Maintains rent-gear-to-income where applicable

5. Hamilton

Program / Tool: [Rental Housing Protection By-law](#), [Guidelines](#)

What it does: municipal tools regulating the demolition, conversion, or renovation of rental properties (often 6+ units) to preserve affordable housing. They require permits, potential unit replacement, or tenant assistance packages for affected projects.

Key supports:

- To prevent the loss of rental housing stock through demolition or conversion into non-rental use (e.g., condominiums).
 - Tenant Assistance: Permits may be contingent on providing enhanced tenant compensation or relocation assistance.
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6. Kitchener

Program / Tool: [Rental Replacement Bylaw](#)

What it does: A rental replacement permit is required when a proposed redevelopment results in the demolition or conversion of six or more dwelling units. The applicant is required to replace the rental units and provide compensation to tenants.

Key supports:

- These are being evaluated to ensure 1:1 replacement of affordable units in new developments, requiring developers to offer similar rents and unit sizes to existing tenants..
- The City is reviewing a potential license system for renovations ("renovictions") to protect tenants from unfair evictions and ensure developers follow safety standards.
- [Anti-Displacement Policies](#): Focused on preventing the loss of NOAH (Naturally Occurring Affordable Housing) by requiring landlords to cover moving costs or offer temporary accommodation during redevelopment.

Municipality	Program / Tool	Method (How Implemented)	Trigger	Key Supports
Toronto	Demolition & Replacement of Rental Housing: Tenant Assistance Plan	Secured through a Section 111 Agreement tied to Planning Act approvals; plan finalized through tenant consultation and legally binding on property owner	Demolition & redevelopment of rental housing	Right to return; advance notice; alternative accommodation or rent-gap assistance; moving allowances; access to leasing agent; additional supports for tenants with special needs
Mississauga	Rental Repairs and Renovations Licensing By-law; Rental Housing Protection By-law	Licensing system for renovations + by-law protections for demolition/conversion; compliance required before work proceeds	Major renovations requiring vacancy; demolition or conversion	Top-up rent payments during renovations; moving fees; anti-displacement intent; evolving toward more formal tenant assistance requirements
Oakville	Rental Housing Protection By-law (2023)	Section 99.1 permit approval with required Tenant Assistance Package conditions negotiated and enforced through planning process	Demolition or conversion of 6+ unit rental buildings	Compensation beyond RTA minimums; moving and disruption payments; rent-gap support; temporary housing; right to return; rent protection period
Toronto Community Housing	Tenant Relocation Assistance Implementation Plans (TRAIPs)	Project-specific relocation plans embedded in capital/redevelopment projects; administered by housing provider	Revitalization, major repairs, or closures in public housing	Unit selection assistance; moving support; service connections; right to return; maintains rent-geared-to-income
Hamilton	Rental Housing Protection By-law, Guidelines	Permit-based system regulating demolition/conversion; approvals may require tenant assistance and/or replacement housing conditions	Demolition, conversion, or major renovation (often 6+ units)	Protection of rental stock; potential tenant compensation; relocation assistance tied to permit approval
Kitchener	Rental Replacement By-law	Permit requirement with mandatory unit replacement; compensation and tenant protections attached to redevelopment approvals	Demolition or conversion of 6+ rental units	1:1 replacement of units; compensation to tenants; focus on maintaining affordability; moving costs or temporary accommodation; exploring renovation licensing



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