

7. Motion – A. Troster - Renovictions

Motion - Conseillère A. Troster - Rénovictions

Committee recommendation(s)

That Council direct the General Manager of the Emergency and Protective Services Department, in consultation with the Community and Social Services Department, the Planning, Development and Building Services Department, and Legal Services, to review the City of Hamilton’s Renovation Licence and Relocation By-law and the Federal Tenant Protection Fund and the new Canadian Renters’ Bill of Rights and report back to the appropriate Standing Committee of Council by Q4 2024, with a preliminary assessment of the feasibility of developing a similar “anti-renovictions” by-law in the City of Ottawa, which should include an outline of the anticipated timelines, costs, FTE Requirements and operating resource implications to do this work as well as the planned or approved projects on existing departmental work plans that would have to be deferred or postponed as a result.

Recommandation(s) du Comité

Que le Conseil demande au directeur général de la Direction générale des services de protection et d’urgence, en consultation avec la Direction générale des services sociaux et communautaires, la Direction générale des services de la planification, de l’aménagement et du bâtiment et les Services juridiques, d’examiner le Règlement sur le permis de rénovation et la relocalisation de la Ville de Hamilton, le fonds de protection des locataires du gouvernement fédéral et la nouvelle Charte canadienne des droits des locataires, et de rendre compte au comité permanent concerné du Conseil au plus tard au quatrième trimestre de 2024, avec une évaluation préliminaire de la viabilité de l’élaboration d’un règlement semblable « contre les rénovictions » dans la Ville d’Ottawa, qui devrait contenir un aperçu du calendrier prévu, des coûts, des exigences en ETP et des ressources opérationnelles nécessaires pour effectuer ce travail,

**ainsi que des projets prévus ou approuvés dans les plans de travail existants des directions générales qui devraient être reportés.**

Documentation/Documentation

1. Report from the Committee Coordinator, dated April 10, 2024  
(ACS2024-OCC-CCS-0045)

Rapport de la coordonnatrice du comité, daté le 10 avril 2024  
(ACS2024-OCC-CCS-0045)

2. Extract of draft Minutes, Planning and Housing Committee, April 24, 2024

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 24 avril 2024

Motion – A. Troster - Renovictions

File No. ACS2024-OCC-CCS-0045 - Citywide

*Note: The Councillor A. Troster Motion of which Notice was previously given at the April 10, 2024, Planning and Housing Committee meeting was replaced with the following revised motion pursuant to Subsection 59(5) of the Procedure By-law.*

The Committee heard from the following delegations:

1. Sarah Sproule, Community Legal Services of Ottawa
2. Aiden Kallioinen, Carleton University Students' Association
3. Larisa Cheshire/Drew Meerveld, Somerset West Community Health Centre
4. Tony Miller
5. Kayla Andrade, Ontario Landlords Watch
6. John Dickie, Eastern Ontario Landlord Organization
7. Gerard McCarthy
8. Aileen Leo, the Ottawa Mission
9. Mary Huang
10. Eddy Roue, Chair of the ACORN Central Chapter
11. Peggy Rafter
12. Jessica Ruano
13. Dustin Munro
14. Tara Mills
15. Rheal Brady
16. Sharon Katz

The following staff were present and responded to questions:

- Emergency and Protective Services Department: Valerie Bietlot, Manager, Public Policy Development
- Community and Social Services Department: Clara Freire, General Manager
- Legal Services: Christine Enta, Legal Counsel

Following discussions and questions to staff, the Committee Carried the motion unanimously.

**WHEREAS on January 24, 2024, the Council of the City of Hamilton unanimously adopted Ontario’s first “anti-renovictions” by-law together with significant related investments to increase staffing enforcement capacity, in order to deter landlords from using renovations for bad faith evictions and to assist in preserving existing housing stock; and**

**WHEREAS Hamilton’s Renovation License and Relocation By-law will require a landlord to obtain a renovation license prior to commencing any renovation that requires that an N-13 eviction notice be issued to a tenant under the Residential Tenancies Act, and to provide proof of a building permit and an engineering report confirming that vacant possession of the unit is required to carry out the renovation work; and**

**WHEREAS the Council of the City of Ottawa has implemented new regulations to address the availability and quality of rental housing such as the Short-Term Rental By-law, the Rental Housing Property Management By-law, and complementary amendments to the Property Standards By-law, as well as the 10-Year Housing and Homelessness Plan and various housing loss prevention programs which are currently being reviewed and updated; and**

**WHEREAS Ottawa City Council also considered a landlord licensing regime through the staff report Rental Accommodations Study and Regulatory Regime (ACS2019-EPS-GEN-0015) which was not recommended based on efficiency, enforceability, and sustainability considerations as well as legal uncertainties, and approved the staff report Review of Tools to Prohibit or Prevent “Renovictions” (ACS2022-PIE-GEN-0008); and**

**WHEREAS tenants in the City of Ottawa continue to experience hardship through the process of “renovictions” by landlords and the loss of existing housing stock continues to be a concern and**

**WHEREAS a recent report from the rate of affordable housing loss is 31 units lost in the private market for every 1 affordable unit constructed and bad-faith renoviction is a major driver of that loss; and**

**WHEREAS per recent LTB data, the number N12 notices filed in Ottawa between 2017 and 2021 represented an increase of 160%; and**

**WHEREAS per recent LTB data, the number of N13 notices filed in Ottawa between 2017 and 2022 represented an increase of 545%, with N13 issuance tripling between 2022 and 2023;**

**THEREFORE BE IT RESOLVED that the Planning and Housing Committee recommend Council Direct the General Manager of the Emergency and Protective Services Department, in consultation with the Community and Social Services Department, the Planning, Development and Building Services Department, and Legal Services, to review the City of Hamilton’s Renovation Licence and Relocation By-law and the Federal Tenant Protection Fund and the new Canadian Renters’ Bill of Rights and report back to the appropriate Standing Committee of Council by Q4 2024, with a preliminary assessment of the feasibility of developing a similar “anti-renovictions” by-law in the City of Ottawa, which should include an outline of the anticipated timelines, costs, FTE Requirements and operating resource implications to do this work as well as the planned or approved projects on existing departmental work plans that would have to be deferred or postponed as a result.**

For (12): J. Leiper, G. Gower, R. Brockington, C. Curry, L. Dudas, L. Johnson, T. Kavanagh, C. Kelly, C. Kitts, W. Lo, T. Tierney, and A. Troster

**Carried (12 to 0)**