

HSC23023



Hamilton

RENOVICTIONS STAKEHOLDER CONSULTATION PRESENTATION

ECS Committee

April 20, 2023

Enterprise¹ Canada

Consultants hired to undertake stakeholder engagement around renovictions.

Enterprise¹ Canada

- City Councillors
- City of Hamilton staff
- Seven advocacy groups supporting tenant rights, involving 13 individuals that included a sample of tenants who have or are facing renovictions.
- Four groups representing property owners, involving seven individuals.

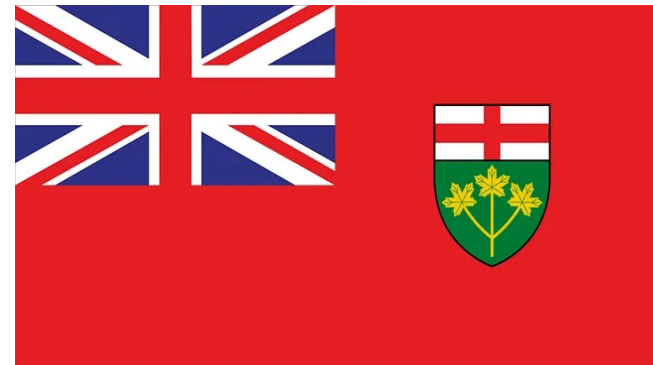
Renoviction – a definition.

Ontario has seen a increase in the issuance of N13s to evict tenants for the purposes of renovating or demolishing a rental unit.

New Westminster, BC By-law

- Amended existing Business Regulations and Licensing Rental By-law in 2019 to address the issue of renovictions.
- Part 6 (that addressed renovictions) was repealed in 2021.

Jurisdictional Powers British Columbia vs Ontario



Education on rights and responsibilities of both Landlords and Tenants is important in addressing bad-faith renovations.

Tenant Defense Fund has proven beneficial for tenants fighting against bad-faith N13s.

The City is embarking on a rental housing licensing pilot project in Wards 1, 8 and part of 14.

Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023

- Amendments to the Residential Tenancies Act, specifically Subsec. 50 (3)
- Increased fines under Section 238 to \$100,000 for an individual and \$500,000 for a corporation.

Next Steps:

- Secure funding to continue the Tenant Defence Fund
- HSIR looking at city lead on Tenant Response Team
- Continue to monitor actions of Ontario Municipalities
- Review impacts as Bill 97 evolves
- Await Rental Licensing pilot program results



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THANK YOU



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QUESTIONS?