



— **OBCM** —
Ontario's Big City Mayors



Motion on Bad Faith Renovictions

August 17, 2025

Moved by Mayor Berry Vrbanovic - Kitchener

WHEREAS the chronic homelessness and affordable housing crisis continues to escalate, putting unsustainable pressure on municipalities; and

WHEREAS there is a growing concern among municipalities that vulnerable residents, including seniors and persons with disabilities, are at increased risk of homelessness due to the compounding effects of both the affordability and housing crisis in Ontario; and

WHEREAS the number of N13s filed between 2017 and 2022 increased by 300%, there is growing concern about bad-faith renovictions occurring across Ontario's big cities; and

WHEREAS the Province of Ontario is responsible for enforcing the Residential Tenancies Act; and

WHEREAS the Province of Ontario passed *Bill 97, Helping Homebuyers, Protecting Tenants Act* in June 2023, which included amendments to the Residential Tenancies Act, 2006 to discourage bad faith renovictions, but have yet to proclaim said amendments (Schedule 7 of the Act); and

WHEREAS without implementation of this provincial legislation and related enforcement, municipalities have been called upon by their communities to seek solutions to help tenants adversely impacted by bad-faith renovictions; and

And WHEREAS municipalities across Ontario do not have the same legislative, enforcement or fiscal resources and capacity as the Province of Ontario to effectively deter bad-faith renovictions.

THEREFORE IT BE RESOLVED that Ontario Big City Mayors (OBCM) and the Mayors and Regional Chairs of Ontario (MARCO) calls on the Province of Ontario to proclaim and bring into force all regulations pertaining to bad faith renovictions in **Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023**, including amendments 2.2 - 2.6, which call for:

- landlords to provide a professional report confirming the need for a building permit and vacant possession ahead of issuing a notice of termination of a tenancy;



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- the requirement for a landlord to give a tenant requesting notice, at least 60 days notice to exercise their right of first refusal to re-occupy a unit;
- Landlords to be considered to have issued a notice of termination in bad faith, if none of the specified persons have moved in within the noted time period;
- the requirement for an agreement between a landlord and tenant concerning an application for vacant possession be approved by the Board;
- And, the increase of the maximum fines from \$50,000 to \$100,000 in the case of a person other than a corporation and from \$250,000 to \$500,000 in the case of a corporation, when an offence occurs by a landlord;

AND THEREFORE IT BE FURTHER RESOLVED that the Province of Ontario provide the Landlord Tenant Tribunal (LTT) with the necessary resources to ensure effective implementation and enforcement of Bill 97 regulations to expedite the resolution of eviction hearings.

And further that a copy of this motion be sent to:

- Honourable Doug Ford, Premier of Ontario
- Honourable Rob Flack, Minister of Municipal Affairs and Housing
- Honourable Graydon Smith, Associate Minister of Housing
- MPP Matthew Rae, Parliamentary Assistant the Minister of Municipal Affairs and Housing
- Martha Greenberg, Deputy Minister, Municipal Affairs and Housing
- The Association of Municipalities of Ontario