RESISTING RENOVICTION

KNOW YOUR TENANT RIGHTS!
WHAT IS ACORN?

- Tenant Union
- Fight for the people by going beyond offering legal advice that may or may not work
- Bring tenants together so we can stand up to large developers
- Run by members - the decisions on what we do are ours to make
- We fight for safe, livable, and affordable housing and to push our municipal leaders to put a stop to displacement and renovictions!
WHAT ARE RENOVICTIONS?

- When developers buy older building with plans to get new tenants in so they can maximize profits
- The key is getting us OUT of the buildings, so they can jack up rents
The city calls it “redevelopment”.... To tenants, it's gentrification and displacement.

Gentrification

- the process of renovating and improving a house or district so that it conforms to middle-class taste.

Displacement

- the enforced departure of people from their homes and neighborhoods
Tactics Developers Use to Displace Tenants

1. Eviction Notice
   - Developer notifies tenants that they have to move out by a certain date so they can renovate
   - Not a legal order to vacate, but comes across as one to most tenants.

2. Stopping Repairs
   - Developer stops doing repairs, and starts making life difficult for existing tenants
   - Intimidation and harassment is common
Tactics Developers Use to Displace Tenants

3. Offering of Cash

- Developer offers cash in exchange for tenants to sign to voluntarily terminate their lease and right to the apartment
- Offer posed as “take it now or you may lose out”

4. Issuing N13 or N12

- **N13**: Landlord wants to demolish the rental unit, repair it, or convert it to another use
- **N12**: Landlord wants unit for personal use (less common for renoviction, but still happens)
YOUR RIGHTS AS A TENANT

1. Right to say NO - I don’t want to move.

2. Right to 3 months rent + right to return to our units at same rent.

3. Right to force developers to prove to at LTB that they need to you to move out in order to do repairs.
Process for LEGAL Renoviction:

**N13:**
- Must be given 120 days before eviction date
- Tenant does not have to move out if they disagree with what the landlord has put in the N13 - do not sign anything!
- Tenants who receive N13s are entitled to compensation from the landlord in most circumstances: either **1 or 3 months rent** (depending on reason listed on form) by termination date OR offer tenant another acceptable rental unit.
Process for LEGAL Renoviction:

2. Tenants can challenge the case at LTB if:

- You do not believe your landlord is really going to do the work they claim.
- The work can be done without you moving out.
- Your landlord won't be able to get a building permit.
- The work your landlord wants to do does not require a building permit.

*Fines for illegal evictions have been raised to $50,000 (previously $25,000) for an individual landlord and $250,000 (previously $100,000) for a corporation.*
Process for LEGAL Renoviction:

3. Tenants are allowed to formally request to move back into the suite at the same price as before.

- If the tenant wants to move back in once the work is done, the tenant must give the landlord written notice that they want to move back in.
Process for LEGAL Renoviction:

Your landlord needs to have a building permit.

What requires a building permit?

- erect, install, extend, alter or repair a building
- demolish all or part of a building
- perform construction or alterations that result in a material change to a building or an accessory structure
How to check if your landlord has a building permit:

How ACORN Can Help Tenants Fight Renoviction:

1. Fill out paperwork to challenge eviction at Landlord Tenant Board
3. Provide coaching for the landlord tenant board case
4. Public shaming / challenge why City is giving permit to renovictor
5. Public Shaming Campaign Against Landlord.
6. Get tenants together in the building to have a collective campaign
What laws allow this to happen?

**Municipal:**

1) Municipal Redevelopment Grants
2) City approves building permits for developers that are evicting tenants for renovations
3) Weak bylaw enforcement
We need REAL Rent Control!

Provincial

● Right now rents are attached to the lease and not the unit…
● Gives landlord incentives to get long term tenants out so they can jack up the rent as soon as the unit is vacant

ACORN is demanding Vacancy Control!
Thank you!

QUESTIONS?

Then we will proceed with our Chapter Meeting.
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