



# ONTARIO VOTES 2022

Ontario ACORN Provincial  
Platform



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# AFFORDABLE & LIVABLE HOUSING

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## Full Rent Control

- Apply rent control to all buildings. Including those first occupied after November 2018.
- Implement vacancy control to ensure that rents aren't raised substantially between tenancies.
- End the use of AGIs to avoid rent controls.

## Full Rent Freeze

- Extend the rent freeze legislation until 2024. The effects of the pandemic are long-term, hence the legislation cannot be limited to only 1 year.
- Include Above the Guideline Rent Increases under the rent freeze legislation.



## LTB Reform

- Stop digital hearings, resume LTB Hearings in-person. The remote hearings have been especially devastating for tenants with no internet/phone, those with language barriers or who are not digitally literate.
- Overhaul the LTB as it is has become an eviction factory.
- Retain current affordable housing stock: incentivize investment in repairs.

## End Tenant Displacement

- Prevent renovictions and demovictions by taking the following measures:
  - Like BC, the Ontario government must also ensure that all applications for renovations are applied first at a provincial agency that has the authority to approve/deny renovations. Starting July 1 2021, landlords in BC will be required to apply to the Residential Tenancy Branch (RTB) before terminating a tenancy agreement if they're renovating.
  - Ensure that the tenant is given the right of first refusal when the renovations are complete.
  - The landlord must be mandated to give the tenant a comparable accommodation or a top-up rent until the renovation is complete.





- There has been an increase in the number of N-12 evictions in the province. The law currently doesn't have adequate protections for tenants in case the landlord or their family decides to move back into the unit. The compensation is also limited to one month rent. There needs to be stronger protections of tenants to prevent them from sudden loss of home.

## Repeal Bill 184

- Bill 184 brought in a lot of changes in the RTA that take away tenants' rights. The following changes that were introduced as part of Bill-184 need to be undone:
- It made evictions easier by limiting tenants' legal defenses and in some cases removing the requirement to hold eviction hearings.
- Previously, renters were able to raise issues like chronic disrepair at eviction hearings and the Board had discretion to deny eviction in cases where it found the landlord had not met its obligations. Now, tenants need to give notice in writing of these complaints before a hearing occurs.
- If tenants are unable to fulfill repayment agreements when they are short on rent, landlords do not have to go back to the tribunal for an eviction hearing. Instead, the tribunal could issue a quick eviction order without a hearing.
- It also allows landlords to chase tenants for payment arrears for up to a year after vacating a unit.





## Increase Funding to Social Housing & Non Profit Housing

- Ontario has one of the largest social housing wait lists in the country. As of December 2016, Ontario's wait list of 185,000 households, representing about 481,000 people, is 3.4% of its total population, the highest in the country. The number of households on Ontario's wait lists has increased by 36% in the last 13 years. Ontario must:
  - Invest in development of non-market rental housing. BUILD 99,000 deeply affordable, non-profit and co-op housing units
  - Support acquisition of existing affordable rental buildings.

## Allow Inclusionary Zoning Policies to be Applied Citywide

- Currently the Inclusionary Zoning requirements are limited to major transit areas i.e. lands within an approximately 500-800 metre radius of a transit station or stop.

## Start a Rent Registry

- Start a Rent Registry in Ontario where tenants can input how much rent they are paying for their unit. This will put information in public domain on how much rent is being raised to when a new tenant moves into a unit.





# DIGNIFIED LIVING FOR PEOPLE ON ODSP AND OW / BASIC INCOME

- Raise ODSP and OW so that social assistance recipients receive a minimum \$2000/month and make it permanent. Tie the ODSP/OW rates to inflation.
- The Housing Allowance must reflect the market rate rent in Ontario. Allowance needs to be set by the City.
- Raise the employment income threshold from \$200 to \$800 before clawbacks.
- Increase the housing allowance to match market rent (based on the city the recipient lives in).





- The implementation of the province's new vision for social assistance transformation needs to be stopped. The emphasis is on working with municipalities to develop Ontario's social assistance system into a modern, digitized system and getting more people in employment.
  - However, the new "human-services" model is not based on humans but a completely digitized system with no acknowledgment of the fact that many people don't have access to the internet or lack digital literacy skills.
  - It wants to push a lot of responsibility to the cities. Importantly, this will also mean a modified model of funding.
  - There is an overemphasis on moving people on ODSP to employment. so Many people on ODSP have already been deemed unable to work and this new model is to kick more people off ODSP under the guise of employment and independence.
- Stop clawbacks on spousal income and spousal benefits.

## END PREDATORY LENDING

- Support the creation of alternative, low-interest loan products.
- Extend repayment, using a model similar to Alberta's repayment extension of 42 - 60 days. Versus the usual 14 day payback.
- Enforce the ban on rollover loans by creating a user real-time database to monitor and avoid rollovers from company to company
- Create protections for installment/rent-to-own/title loans







## AFFORDABLE CHILD CARE

- Work with the federal government to ensure \$10 a day childcare program
- Further, allocate additional funds to ensure the following:
  - Number of child care centres and spaces in low-income/underserved communities has increased.
  - Programming for parents who perform shift work/overnight/weekend hours, etc is expanded.

## 10 PAID SICK DAYS

- Implement a 10 permanent paid sick days program accessible to all workers, that can be taken consecutively.