

# TORONTO ACORN BUDGET DEMANDS



The municipal government's yearly budget plays a huge role in our lives, funding things like the TTC, community centers, libraries, and even the police. Toronto ACORN is fighting to make sure that the next budget works for us, not landlords and wealthy real estate developers.

## LANDLORD LICENSING & RENTS SAFE TO





The city needs to strengthen RentsafeTO and migrate to a full Landlord Licensing program. ACORN members want to see:

- Double the fees for landlords with rentsafe to \$30 / unit / year to help fund:
- More inspectors to protect existing affordable housing. In 2022, there was 35 full time staff for 3500 buildings. We want to see RentSafe move to a ratio similar to the proposed ratio for rooming houses. There should be 1 inspector per 12.5 buildings.
  - Too many tenants live in units in severe disrepair. Building scores do not reflect the actual conditions of the building.
  - The City step in to do repairs automatically when landlords ignore, through remedial action and bill the landlord on their property tax.
  - Create colour coded signs to show which landlords are not maintaining their units. Similar to restaurants.
- A new fine system to issue major financial penalties to negligent landlords with automatic tickets by inspectors for any property standard violation.
- Create a rent escrow account at the city so tenants can pay their rent into the city when the landlord is not doing repairs. The city can then use this account to do the needed repairs themselves!

## NO TENANT DISPLACEMENT

The City of Toronto needs to fund:

- The creation of strong protections against renovations putting the onus on the landlords to ensure tenants can move back into their unit at the same rent, without being out of pocket for moving expenses and protecting the affordable rental stock in the city.
- Strengthen demovictions protections and ensure that rental replacement units have a 99 year term . Give the right of first refusal to the city and tenants when buildings come up for sale.
- Take out the financial incentive landlords and developers have to displace tenants.

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Since 2004, ACORN has been organizing for social and economic justice for all. We have a long and deep history of winning change through building community power.

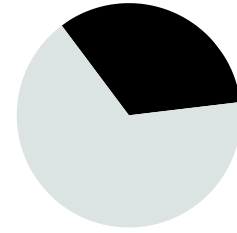


## RENT CONTROL

Any developments getting municipal public funds must have rent control including vacancy control on all units.

## AFFORDABLE INTERNET

Fund free Wifi on Transit  
Fund public owned fibre in all 65,000 new housing units built  
Fund city or community controlled broadband system



**40 % of renters are living in unaffordable housing**

## AFFORDABLE HOUSING

- Great to see the city aggressively targeting public surplus lands for new affordable housing.
- Funds should support management of affordable housing by non profit, co-op or land trusts and the city
- Put more money into the MURA program - to ensure that buildings in financial distress aren't scooped up by big corporate landlords.
- New developments like Downsview must have 30% set aside for deeply affordable permanent, rental housing
- Tax all vacant units - happy to see the vacant unit tax increased to 3%, next step is to increase it to 5% and include all vacant rental units in multi-residential buildings

## COMMUNITY FUNDING

- Community programs should be affordable to low- and moderate-income people everywhere, not just affordable in NIA's.
- 10% of police budget to equity seeking groups, community programs in low-income communities.
- Support Community Benefits Agreements on large scale projects over 50 million of project value on both public and private developments, including: affordable housing, good jobs, and neighbourhood improvements (e.g. childcare centres)

## BEAT THE HEAT & RETROFITS

ACORN recognizes the urgent nature of the climate crisis and retrofitting Toronto's ageing highrise communities from a resident-led perspective is an important step in achieving energy equity. The city needs to fund a comprehensive climate justice framework across departments

- Create a max heat bylaw of 26 degrees
- Provide energy efficient air conditioners (heat/cooling pumps) to vulnerable tenants
- Creating minimum efficiency standards and categories within Rentsafe and/or Landlord licensing system to ensure that costs of retrofits will not be passed on to low-income tenants - this needs an effective renovation framework
- Ban rent increases and new rentals in substandard or lower energy efficiency buildings.
- Financing conditions required on retrofit funding to landlords, contingent on no costs passed onto tenants. Ban AGIs in buildings that get retrofit money, ensure effective renovation protections are also in place, currently they are not

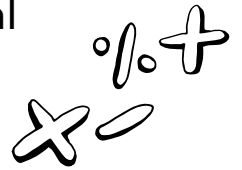
# ...AND THE FACTS YOU NEED TO KNOW!

## MATH ON THE HOUSING HEMORRHAGE

In the past 5 years alone, the GTA lost 27% of its private rental apartments that were affordable to households earning less than \$60,000 a year. Toronto lost more than 130,000 rental units available at under \$1,500 per month.

The city has committed to 65,000 new units over 7 years (= 9285 units built per year). We're losing 26,000 units per year.

**That's a net loss of 16,715 units per year!**







## FROM OUR 2023 STATE OF REPAIR REPORT

- 60% of respondents faced issues getting repairs done in their building in the past 12 months.
- More than a third said they don't see any point in filing a complaint with 311.
- Almost 40% said that they have not heard of RentSafeTO.
  - Around 30% reported being aware of the program only because of Toronto ACORN.
- 64% did not know if their building had a RentSafe audit. Of those who did, more than half of them did not see any change post the audit, in fact some saw the condition get worse.
- Almost 42% experience lack of heat in the winter
- Only 16% get work orders done in a timely manner.
- Only 16% said that they had no issues in their buildings
- 18% said they see cockroaches once every day
- 20% saw bedbugs in a year.



# REACH OUT TO US DIRECTLY FOR MORE INFORMATION ABOUT ACORN AND OUR MUNICIPAL BUDGET PLATFORM.

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