



Tuesday, June 25, 2024

Dear Mayor Olivia Chow

CC: Toronto City Council  
Housing Secretariat

Toronto is in the midst of a severe housing crisis that is only getting worse. We are writing to you today with a focus on rent control — one piece of the housing affordability crisis puzzle, that really isn't all that complicated. We are a group of tenants, tenants associations, and community organizations from across Toronto and one thing is clear: when it comes to housing, rent control is to tenants what minimum wage is to workers — it's the bare minimum.

We have analyzed the Housing Now plan, as well as the Rental Housing Supply Program, and while these plans make some progress on housing, we are disappointed about the fact that neither of these programs include real rent control on municipally-owned land. The criteria recommended for housing built under these plans continues to allow rent increases 2-3 times higher than rent control.

**We are urging the city government to restrict all rent increases to the provincial guideline.** Landlords already benefit from the lack of vacancy control. With an average turnover rate in Ontario of 11% and the average rent increase for those units seeing a 35.6% return, landlords are already seeing their revenue increase far above inflation without the need for above guideline rent increases. In the event that a nonprofit landlord requires additional revenue to fund their housing project, **we urge the city government to find other sources of funding rather than putting the additional burden of above guideline rent increases on other tenants who are already paying market rent.**

We commend Toronto City Council for already voting several times to ask the Provincial government to implement rent control. Now you have the opportunity to implement rent control on all city housing projects. **Rent control must be in place for**

**all homes built on public land and/or with public funding, with no exceptions.** It is not too late for Council to reverse course and update these plans to include rent control. Nothing will send a clearer message to the provincial government than Ontario's largest city walking the talk when it comes to rent control.

Sincerely,

York South-Weston Tenant Union  
Toronto ACORN  
Federation of Metro Tenants' Associations (FMTA)  
Advocacy Centre for Tenants Ontario (ACTO)  
Social Planning Toronto  
Right to Housing Toronto (R2HTO)  
No Demovictions  
Livmore High Park Tenants' Association  
The Brentwood Towers Tenants' Association  
Coalition for Equitable Inclusive City Development



LIVMORE HIGH PARK  
TENANTS' ASSOCIATION

