

## Housing Platform

### 1. Full Rent Control

- Apply rent control to all buildings.
- Implement vacancy control to ensure that rents aren't raised substantially between tenancies.
- Ban AGIs to close loophole that allows for excessive rent hikes above annual increases

### 2. LTB Reform

- Resume LTB hearings in-person and stop digital, phone and written hearings unless preferred by the tenant.
- Overhaul the LTB as it is has become an eviction factory. Meanwhile, tenants wait three times as long to have their cases against their landlords heard.
- Immediately triage outstanding tenant applications
- Rebalance the LTB by:
  1. Treating tenants' applications for disrepair and harassment as serious health and safety issues
  2. Eliminating the differences in hearing wait times between tenants and landlords
  3. 90% of cases at the LTB are initiated by landlords meaning there is an urgent need to remove barriers for tenants
- Improve access to duty counsel and the quality of free legal information on tenants' rights and LTB procedures
- Track and make publicly available data related to notices, filings and outcomes to better monitor housing loss through evictions, AGIs and disrepair

### 3. End Tenant Displacement

- Stop renovations and demovictions by taking the following measures:
  1. Pass vacancy control to remove current financial incentive
  2. Ensure that if a tenant MUST vacate their unit for major repairs that they are provided temporary accommodations or a rental top up, and that tenants' right to return at the same right is strongly enforced

3. Give cities the explicit power to pass renoviction bylaws
- Stop predatory corporate landlords from using N12 eviction notices (landlords' own use) to renovict tenants by:
    1. Increasing notice and compensation requirements
    2. Banning the use of N12s by corporate landlords and in buildings over 3 stories
    3. Change the process for filing and proving a bad faith eviction case at the LTB as the burden currently rests primarily on the tenant
  - Ban "cash for keys" or voluntary evictions and strongly enforce.

#### **4. Allow Inclusionary Zoning Policies to be created locally**

- Allow for more affordable housing to be built in new developments by giving cities the power to create their own IZ programs based on local conditions.
- Remove restrictions on IZ policies that:
  1. Prevent it from being applied citywide
  2. Cap affordable housing at 5%
  3. Allow affordable housing to expire and return to market rates
  4. Define affordable housing based on market rents instead of income
- Support Community Benefits Agreements (CBAs) to stop the gentrification of housing along transit corridors where money is flowing from the Province. Including 30% affordable housing mandated in these zones for people in core housing need.

#### **5. Climate Resiliency in Buildings**

- Fund retrofits with affordability and anti-eviction covenants
- Introduce a program to provide free energy efficient AC/heat pumps to low income and vulnerable tenants
- Implement minimum energy efficiency standards

#### **6. Moratorium on Selling Government Owned Land**

- Stop selling government owned land to developers. Instead, hold it for deeply affordable, non-market rental housing

## **7. Increase Funding to Non-Market Housing**

- Invest in the development of non-market rental housing including social housing, non-profits, co-ops and land trusts to eliminate the province's waitlist for affordable housing
- Support the acquisition of existing affordable rental buildings to prevent them from falling into the hands of Real Estate Investment Trusts (REITs)

## **8. Start a Rental Registry**

- Start a Rental Registry in Ontario that tracks the rents of individual units. Information on rents should be mandatory and publicly accessible to prevent rent gouging and enforce tenant protections.

## **9. Stop Slumlords**

- Retain and protect current affordable housing stock by incentivizing investment in repairs
- Give cities explicit power to properly regulate problematic landlords (similar to other businesses) through licensing, pro-active inspections, minimum standards, strict timelines for repairs and serious penalties
- Landlords found in serious breach of a tenants' right to safe, adequate housing by the LTB should face more severe penalties and consequences

## **10. Repeal bad housing bills**

- Repeal Bill 184 that made evictions easier by limiting tenants' legal defences and in some cases allowing evictions to happen without a hearing
- Repeal Bill 23 that restricts cities' powers to build and protect affordable housing while also destroying farmland/wetlands
- Repeal Bill 97's decision to allow landlords to increase rents if they have air conditioning