



Safety and Facilities Services Committee  
City of Oshawa  
50 Centre Street South  
Oshawa, ON L1H 3Z7

January 20, 2025

Re: SF-25-02 – Renovictions in Rental Units in the City of Oshawa

---

The Durham Region Home Builders' Association has reviewed the Safety and Facilities Services Committee agenda item SF-25-02 – *Renovictions in Rental Units in the City of Oshawa (All Wards)* and would like to provide feedback to the Committee.

The Province of Ontario is experiencing a housing crisis and the lack of supply is driving the costs of ownership and rentals up to a point where it has become unaffordable for many.

We appreciate that this proposed bylaw and program has been put forward in an effort to protect tenants and to maintain affordability of current rental units, however we are concerned that this will have the opposite effect.

All landlords and tenants are governed by the *Residential Tenancies Act, 2006* and this provincial legislation already dictates the rules surrounding the renovation of a rental unit. Landlords who act in bad faith can be penalized through the Landlord and Tenant Board (LTB) and tenants also have the ability to appeal eviction orders and seek financial compensation through the tribunal.

DRHBA is concerned that the City of Oshawa is asking staff to investigate a licensing program or bylaw that will be redundant and ultimately just create another layer of red tape.

Within the recommendation presented to committee, it states,  
“*Whereas a renoviction is commonly understood as a situation where a tenant is...informally evicted (without going through the proper legal process)...*”

In this situation, remediation is available through either the LTB or the Ministry of Municipal Affairs and Housing's (MMAH) Rental Housing Enforcement Unit (RHEU).

**1-1255 Terwillegar Avenue, Oshawa, Ontario, L1J 7A4**

*“Whereas in certain cases, renovations are being undertaken in bad faith where there is an attempt by the landlord to evict long-time tenants that are paying lower than current market levels...”*

Again, there is a mechanism to remedy situations as described above both through the LTB and the RHEU.

*“Whereas prior to undertaking a renovation of a residential rental unit, such as Residential Rental Renovation Licenses requires landlords to first comply with certain standards including, but not limited to providing:*

- *Proof of a valid building permit*
- *A report from a qualified person (e.g. engineer) that states that vacating the rental unit is required to complete the renovation*
- *Tenant accommodation or compensation plan and payment of moving allowances to support tenants*
- *Tenants' rights information to all tenants impacted...”*

In order to evict a tenant from a rental unit for a renovation or substantial repair that would require the tenant to vacate a unit, the landlord has to apply to the LTB for an eviction order and notify the tenant that this application has been made. The tenant has the right to wait for and attend the hearing at the Tribunal, where the landlord is required to present their case to the adjudicator. The adjudicator then decides, based on evidence, if an eviction order is warranted. This makes the above statement redundant.

Other issues with this statement include that not all renovations require a building permit; if the City is requiring the landlord to provide accommodation and compensation, how will this be enforced and will the City then become liable if the landlord does not comply?

Committee members are aware that there is a serious housing affordability crisis, which is also impacting the City of Oshawa.

Efforts to combat ever-rising housing costs have been undertaken by both the provincial and federal governments. In order for any of the programs to work, municipalities need to get on board as well. By adding unnecessary and redundant programs and bylaws, the City of Oshawa will be working against the spirit of the legislation and programs put in place by the provincial and federal governments, by adding more costs and red tape to rental housing.

**1-1255 Terwillegar Avenue, Oshawa, Ontario, L1J 7A4**



As an Association, we are championing housing affordability and will only support initiatives that will lead to greater supply, less red tape and more housing options for the residents of Oshawa and Durham Region.

We encourage the City of Oshawa to lobby the province to increase the efficiency of the LTB, as faster processing times and quicker hearing dates would drastically improve the issues facing both tenants and landlords. We would also recommend that the Municipality look into educating both tenants and landlords on their rights and responsibilities, as well as where to go for assistance that is already in place.

We look forward to continuing to work with City staff to ensure that all residents of Oshawa have a safe and affordable place to call home.

Sincerely,

A handwritten signature in black ink, appearing to read "Stacey Hawkins".

Stacey Hawkins  
Executive Officer  
Durham Region Home Builders' Association

Cc:  
Shannon Hunt, President, DRHBA  
Tiago Do Couto, Chair, GR Committee, DRHBA  
DRHBA Membership

**1-1255 Terwillegar Avenue, Oshawa, Ontario, L1J 7A4**

**P : 905-579-8080**

**E : [info@drhba.com](mailto:info@drhba.com)**

**W : [www.drhba.com](http://www.drhba.com)**