



TOWN OF AJAX
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www.ajax.ca

The Honourable Rob Flack, Minister of Municipal Affairs and Housing,
17th Floor
777 Bay St.
Toronto, ON M7A 2J3
rob.flack@pc.ola.org

Sent by E-Mail

May 21, 2025

Re: Motion to Request Landlord Tenant Reforms

The following resolution was passed by Ajax Town Council at its meeting held on May 20, 2025:

Whereas Ontario has expanded the accessory dwelling unit (ADU) framework to address the housing supply crisis, which includes the need to balance the interests of both tenants and small-scale landlords; and,

Whereas the Town of Ajax is reviewing and implementing innovative housing opportunities, including ADUs, in an effort to increase the local housing supply; and,

Whereas small-scale landlords may face financial strain when tenants withhold rent in bad faith, and delayed dispute resolution systems can result in undue hardship for landlords, while also affecting tenants' security and well-being; and,

Whereas it is crucial to support the development of legal ADUs and secondary rentals while ensuring tenants' rights are respected and upheld; and,

Whereas proposed reforms could include:

- Accelerating dispute resolution for ADUs and secondary rentals at the Landlord and Tenant Board (LTB) within 30 days, ensuring fairness for both tenants and landlords;

- Introducing mediation services to resolve disputes quickly and amicably, reducing reliance on lengthy hearings;
- Providing both landlords and tenants with enhanced tools for clear communication, such as standardized rental agreements and better screening practices;
- Strengthening protections for tenants against unfair eviction while enforcing stricter penalties for tenants withholding rent in bad faith;
- Ensuring law enforcement access to properties only under appropriate circumstances, respecting tenants' rights while supporting landlords in the resolution of unpaid rent issues;
- Establishing a hardship relief fund for landlords impacted by unpaid rent, while ensuring tenants are also supported in cases of financial distress;
- Offering free or low-cost legal assistance to both landlords and tenants to navigate disputes fairly; and,

Whereas the Town of Bradford West Gwillimbury previously passed a motion on March 4, 2025, advocating for the same listed Landlord Tenant Reforms;

Now therefore be it resolved that:

1. Ajax Council requests the provincial government to quickly implement balanced reforms that will protect both small-scale landlords and tenants, ensuring fairness in the rental market; and
2. A copy of this motion be forwarded to Minister of Municipal Affairs and Housing, the Hon. Rob Flack, Attorney General, the Hon. Doug Downey, Ajax MPP Rob Cerjanec, and the Regional Municipality of Durham and all lower-tier Durham municipalities.

CARRIED

If you require further information please contact me at 365-885-6983 or Thomas.street@ajax.ca

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'TS' or a stylized 'T' and 'S'.

Thomas Street
Manager of Legislative Services/Deputy Clerk

Copy: Regional Councillor S. Lee
Councillor L. Bower
The Honourable Doug Downey, Attorney General
Rob Cerjanec, MPP for Ajax
Regional Municipality of Durham
All Durham Region lower-tier municipalities