

June 3, 2025

To: Premier Doug Ford
Rob Flack, Minister of Municipal Affairs and Housing

From: Ontario Renters

Re: Renter Mandate Letter 2025

This mandate letter sets out the urgent housing priorities that Ontario renters need fulfilled by the provincial government during this term. The housing crisis in Ontario deepens each year as successive governments fail to address the roots of the crisis. The consequences for renters—skyrocketing rents, rising evictions, and deepening poverty—are devastating. Renters evicted into homelessness are outpacing the social services the province is able to provide them. U.S. tariffs threaten to trigger mass job losses and raise the costs of living even higher making renters’ housing even more precarious. If the government fails to take action, the number of unhoused people in Ontario is expected to grow from 80,000 to 300,000 people in the next decade.

Ontario renters call on the provincial government to immediately implement the following renter demands:

1. Bring Back Full Rent Control

Prior to 1998, Ontarians benefitted from strong rent controls that kept housing prices stable and supported a healthy housing sector. Now, rent control loopholes cause a significant increase in rent and contribute to the rapid and widespread loss of existing affordable housing units. Implement full rent control by:

- Scrapping the 2018 Rent Control Exemption: Repeal sections 6.1 (2), (3), (4), and (7) of the *Residential Tenancies Act* (RTA) to ensure all renters are protected—regardless of when their building was built.
 - Ending Vacancy Decontrol: Repeal Section 113 of the RTA to stop landlords from dramatically raising rents by any amount between tenancies.
 - Eliminating Above Guideline Increases (AGIs): Repeal Sections 126 and 127 of the RTA to end AGIs that are gouging tenants in rent control-protected units for unnecessary upgrades.
-

2. Strengthen Tenant Rights

The *Residential Tenancies Act, 2006* establishes security of tenure rights for renters. However, these rights are being undermined by the Landlord and Tenant Board, which is not fully implementing renter rights and undermining access to justice for all renters. Further, the province has not addressed the financialization of housing. The result is renters are being evicted into homelessness. Strengthen renter rights by:

- Protecting the right to be heard at the Landlord and Tenant Board by returning to: in-person hearings as the default option; regional scheduling of matters; the prioritization of tenant applications; and counter service at Tribunals Ontario offices.
 - Introducing regulations that address the role financialized landlords, like REITs, have in the housing crisis that include preventing their purchase of affordable housing, and prohibiting the mass eviction of renters.
 - Removing caps and term limits on Inclusionary Zoning provisions so more affordable housing units are built in new developments and they remain affordable in perpetuity.
 - Lifting the *Residential Tenancies Act, 2006* exemptions on common rental living arrangements, i.e. roommates or long-term renters in short term rentals, to ensure more renters are protected under the Act.
-

3. Expand Public Housing

Affordable housing is being lost faster than it is being created in Ontario, and the demand for deeply affordable housing drastically outstrips the supply of these units. Those with disabilities face additional barriers in securing adequate housing that meets their needs. Expand public housing by:

- Preserving, acquiring and building at minimum 143,225 new accessibility-compliant public housing units by 2030, including at least 40,000 supportive housing units.
 - Reserving surplus land exclusively for non-profit, co-operative and public housing projects, while supporting the creation and expansion of community land trusts.
 - Including as a condition for receiving government funding/land for housing development that units built will be fully rent controlled (see Demand 1).
-

4. Increase Income Security

As rents continue to skyrocket, wages and social assistance rates fail to keep up with today's cost of living. As a result, many renters are living in inadequate housing, cutting back on necessities or taking on additional precarious work at the expense of their studies or their well-being. Increase income security by:

- Raising the minimum wage to a liveable wage, adjusted for inflation and housing costs.
 - Doubling the rates of Ontario Works and Ontario Disability Support Programs, matching programs' housing allowances with regional market rent, indexing OW rates to inflation, and increasing earnings exemptions to \$2,000/month.
 - Boosting the Canada-Ontario Housing Benefit to enable people to move from shelters into homes.
-

5. Support Dignified Housing

Housing is not only a physical structure – it is a home that serves the needs of its inhabitants, and exists within a community and network of supports. Support dignified housing standards by:

- Applying Right to Housing principles to government decision-making on housing.
 - Ensuring that rental housing is kept in a good state of repair; that housing is accessible to people with disabilities; and that rentals in remote communities have access to safe drinking water.
 - Implementing a maximum heat temperature of 26 degrees within rental units.
 - Requiring province-wide landlord licensing, which includes robust minimum standards with pro-active enforcement and landlord training.
-

Conclusion

Ontario renters are struggling to meet their basic housing needs. Further economic turmoil places renters at greater risk of homelessness. Renters are not asking for the impossible—these demands are fair, reasonable, and achievable in the Ontario government's current mandate. Renters are holding their government accountable to deliver results that address the roots of this made-in-Ontario housing crisis.