



Corporation of the Municipality of Temagami

Memorandum to Council

Memo No.

2023-M-252

<b>Subject:</b>	Aylmer – Amendments to the Residential Tenancies Act
<b>Agenda Date:</b>	<b>December 14, 2023</b>
<b>Attachments:</b>	Correspondence

**RECOMMENDATION**

BE IT RESOLVED THAT the Council for the Corporation of the Municipality of Temagami does hereby receive the report from the Municipal Clerk regarding Amendments to the Residential Tenancies Act and;

FURTHER THAT the Council for the Corporation of the Municipality of Temagami does hereby direct the Municipal Clerk to prepare a letter of support and forward it to Deputy Clerk Owen Jaggard.

**INFORMATION**

The Ontario government has acknowledged an affordable housing and housing supply crisis, communicating a targeted approach to build 1.5 million homes by 2031. Nearly one-third of Ontario households rent, rather than own, according to the most recent 2021 Census of Population. The Ontario government has reported that Ontario broke ground on nearly 15,000 purpose-built rentals in 2022, a 7.5 percent increase from 2021 and the highest number on record, with continued growth into 2023.

The Residential Tenancies Act, 2006, provides for the maximum a landlord can increase most tenants rent during a year without the approval of the Landlord and Tenant Board. The Ontario government recently strengthened protections for tenants with the intention of preserving affordability, by holding the rent increase guideline for 2024 to 2.5 percent, well below the average inflation rate of 5.9 percent.

The rental increase guideline protection does not apply to rental units occupied for the first time after November 15, 2018, leaving an increasing number of tenants susceptible to disproportionate and unsustainable rental increases compared to those benefiting from legislated increase protection.

**Respectfully Submitted**

**Rhonda Smith**