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Town of Aurora

## Member Motion

Councillor Weese

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**Re:** Renoviction in the Town of Aurora

**To:** Members of Council

**From:** Councillor Ron Weese

**Date:** November 11, 2025

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Whereas the *Municipal Act, 2001, S.O. 2001, c. 25* authorizes municipalities to pass by-laws for the protection of persons and the regulation of residential property standards; and

Whereas the Town of Aurora recognizes the importance of protecting tenants from unlawful or unnecessary evictions due to renovations, repairs, or demolitions, while balancing the rights of landlords to maintain safe, healthy, and habitable housing; and

Whereas affordable housing is of great concern to the residents of Aurora; and

Whereas rental housing is a major component of the affordable housing stock; and

Whereas, based on the 2024 Aurora Affordable Housing Action Plan, approximately 19% of private households are rented; and

Whereas eviction by renovation (sometimes termed “renoviction”) is used by landlords to evict tenants under the guise of major renovations but, in reality, are used to remove low-rent-paying tenants to be able to do some cosmetic renovations with the goal of renting out the space at a higher level; and

Whereas this process of “renoviction” has a negative effect on affordable housing stock; and

Whereas the provincial government allows annual rent increases presently at 2.1%; and

Whereas government regulations allow “Above Guideline Rent Increases” (AGI’s) to be charged to tenants; and

Whereas AGI applications in Ontario have tripled since 2012; and

Whereas Aurora Town Council deems it desirable to establish requirements for landlords undertaking renovations to ensure that tenants are not unfairly displaced; and

Whereas several Ontario municipalities have approved a “Renovation License and Relocation By-law” to bring greater oversight into this practice;

1. Now Therefore Be It Hereby Resolved That Town staff be directed to investigate the feasibility of implementing a renoviction or similar by-law and provide this report to Council in Q1 of 2026.