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Town of Aurora

Committee of the Whole Report

No. CS26-007

Subject: Implications of Implementing a Renoviction By-law

Prepared by: Alexander Wray, Manager Bylaw Services

Department: Corporate Services

Date: March 10, 2026

Recommendation

1. That Report No. CS26-007 be received; and
2. That the Town not proceed with the preparation and implementation of a renoviction by-law and no further action be taken.

Executive Summary

In response to a request from Council for staff to investigate the implementation of a renoviction by-law, this report explores the feasibility and implications of implementing a regulatory framework for renovictions in the Town of Aurora. This report draws on renovictions data from across York Region, and recent initiatives in the cities of Toronto, Hamilton, St. Catharines, Waterloo, and Mississauga.

- Proposed changes to the *Residential Tenancies Act, 2006* will give the Landlord Tenant Board greater powers to address renovictions while also affording better protections for tenants.
- Enforcement of unlawful evictions is supported by the Residential Housing Enforcement Unit.
- Data from Tribunals Ontario indicate that renovictions are not a prominent issue in the Town of Aurora.
- The Town has different enforcement mechanisms at its disposal and would need to consider operational implications.

- Larger municipalities have recently recommended against implementing a renoviction by-law due to increased costs and minimal impacts.

Background

Rental housing is an important component of Aurora's housing supply and contributes to the Town's overall affordability objectives. Based on the 2024 Aurora Affordable Housing Action Plan, approximately 19 per cent of private households in Aurora are renter households. At its meeting of November 11, 2025, Committee of the Whole considered a member motion respecting renovictions in the Town of Aurora, recognizing concerns related to tenant displacement and the potential loss of affordable rental units because of renovations, repairs, or demolitions. As a result, Council passed the motion on November 25, 2025, and directed Town staff to investigate the feasibility of implementing a renoviction or similar by-law and to report back to Council in Q1 of 2026.

Analysis

Proposed changes to the *Residential Tenancies Act, 2006* will give the Landlord Tenant Board greater powers to address renovictions while also affording better protections for tenants.

Proposed amendments to the *Residential Tenancies Act, 2006*, introduced through the *Helping Homebuyers, Protecting Tenants Act, 2023*, are intended to strengthen the authority of the Landlord and Tenant Board to address renovictions by enhancing notice requirements and reinforcing tenant protections. If proclaimed in force, landlords issuing a notice of termination for extensive repairs or renovations would be required to submit a report prepared by a qualified professional confirming that the proposed work is sufficiently extensive to require both a building permit and vacant possession. Failure to meet this requirement would render the notice void. The amendments would also reinforce a tenant's right of first refusal following renovations, requiring landlords to provide timely written updates to tenants who elect to return, including estimated completion dates, notice of any changes to those timelines, and confirmation when the unit is ready for re-occupancy. Tenants would be afforded a minimum of 60 days to re-occupy the unit once it is deemed ready, and rent would remain subject to applicable lawful rent controls.

Collectively, these measures are intended to improve transparency, reduce the misuse of renovation-related evictions, and provide the Landlord and Tenant Board with clearer statutory authority to assess and remedy improper renovations.

Enforcement of unlawful evictions is supported by the Residential Housing Enforcement Unit.

When the provisions of the Act are violated and unlawful evictions occur, enforcement action is supported by the Residential Housing Enforcement Unit (RHEU). The RHEU is administered by the Ministry of Municipal Affairs and Housing, which is responsible for investigating and prosecuting matters such as unlawful repossession, false notices of termination, failure to provide compensation or alternative accommodations, and failure to honour a tenant's right of first refusal.

While municipalities may exercise broader authority in certain areas – such as Property Standards and Vital Services enforcement under local by-laws, including the ability to undertake remedial action and recover costs – in matters specifically related to unlawful evictions and rights of first refusal, the RHEU remains the designated provincial authority responsible for ensuring compliance with the provisions of the *Residential Tenancies Act, 2006*.

Data from Tribunals Ontario indicate that renovations are not a prominent issue in the Town of Aurora.

Between January 1, 2021, and December 31, 2025, a total of seven N-13 Notices were filed for properties located in the Town of Aurora. An N-13 Notice is a formal notice issued under the *Residential Tenancies Act* and filed with the Landlord and Tenant Board to terminate a tenancy where a landlord intends to demolish a rental unit, undertake repairs or renovations that require vacant possession, or convert the unit to a non-residential use. Staff reviewed the properties associated with these notices over the five-year period and have summarized the findings in Table 1 of this report.

Table 1: N-13 Notices Filed – Town of Aurora

	Year of N-13 Notice	Location/Ward of Property	Current Status of Property
Property #1	2021	Ward 6	Demolished – Vacant Land
Property #2	2021	Ward 2	Demolished – Re-Development

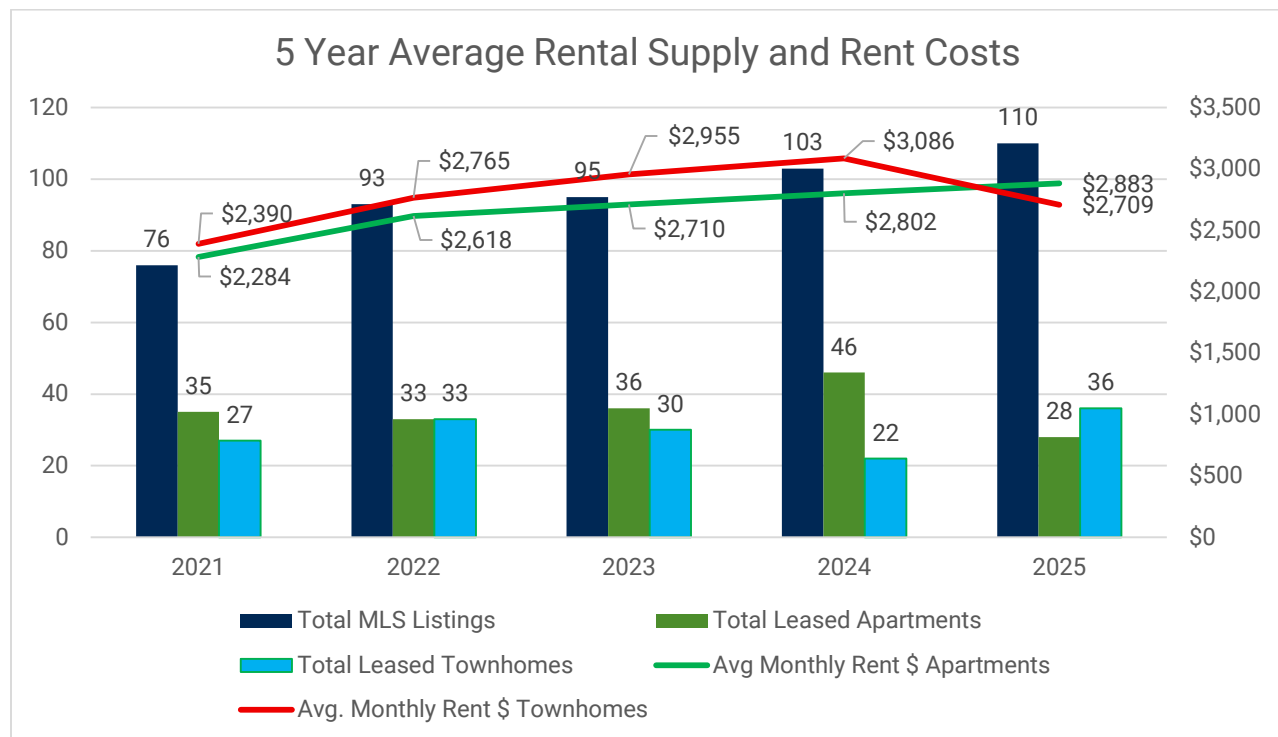
Property #3	2021	Ward 2	Demolished – Re-Development
Property #4	2022	Ward 1	Demolished – Vacant Land
Property #5	2023	Ward 1	Repairs Completed*
Property #6	2023	Ward 2	Repairs Completed*
Property #7	2025	Ward 1	Illegal Basement Apartment

*Property Standards Order Issued due to condition of property being uninhabitable.

Furthermore, changing conditions in Ontario's rental market, combined with increased borrowing costs, have affected landlords' ability to complete renovations and re-lease units at higher rental rates in a compressed timeframe. As a result, the overall rate of renovictions is anticipated to continue moderating.

As outlined in Table 2 of this report, the post-pandemic rental supply has continued to increase, while average monthly rental rates are showing signs of stabilization and modest decline. It should be noted that data published by the Toronto Regional Real Estate Board (TRREB) captures rental activity for condominium apartments and townhouses only, as these represent the most prevalent forms of investor-owned rental housing. Rental data associated with purpose-built apartment buildings and the Town's approximately 444 registered secondary and tertiary suites is not reflected and would have a limited impact on the overall findings.

Table 2: Town of Aurora – 5 Year Average Rental Supply and Rent Costs



Source: Toronto Regional Real Estate Board (TRREB)

The Town has different enforcement mechanisms at its disposal and would need to consider operational implications.

At the time of preparing this report, only two Ontario municipalities—the City of Hamilton and the City of Toronto—have implemented renovation and relocation, or similar, by-laws intended to address renovictions. To support enforcement of its licensing program, which came into effect on January 1, 2025, the City of Hamilton approved 25 new positions, including management and supervisory staff, clerical and legal support, outreach personnel, and municipal law enforcement officers. The City of Toronto has also adopted a renovation and relocation by-law, which came into effect on July 31, 2025, and has identified the need for 14 additional positions, consisting of eight Toronto Building staff to manage inquiries and licensing functions, and six Building Inspectors to conduct inspections and investigations.

The administrative and enforcement models used by Hamilton and Toronto differ significantly. Hamilton's program is administered through its By-law Enforcement Division and enforced by Municipal Law Enforcement Officers, whereas Toronto's program is administered by the Building Department under the direction of the Chief Building Official and enforced by Building Inspectors. Funding approaches also vary. Toronto's program is partially funded through building permit fees under the *Ontario*

Building Code Act, accounting for approximately 60 per cent of the required resources, while Hamilton's program is primarily funded through the tax levy, with partial cost recovery through licensing fees.

In addition to Hamilton and Toronto, the feasibility of implementing renoviction-related by-laws has been reviewed by municipal councils in St. Catharines and Waterloo. In both cases, staff reports did not recommend implementation, citing considerations such as operational complexity, staffing and financial impacts, and the limited anticipated effectiveness relative to existing provincial enforcement mechanisms. The City of Mississauga is currently studying the issue of renovictions and related policy tools; however, no decision regarding implementation has been made at the time of preparing this report.

Larger municipalities have recently recommended against implementing a Renoviction By-law due to increased costs and minimal impacts.

A review of municipal experiences indicates that some larger Ontario municipalities with higher volumes of N-13 activity have assessed the feasibility of renoviction by-laws and determined that implementation was not warranted. For example, St. Catharines reviewed renoviction-related trends using data obtained from Tribunals Ontario and reported that a total of 61 N-13 applications were filed between 2018 and 2024. Annual filings increased following 2021, peaking at 17 applications in 2022, before declining to 10 in 2024 (2018 – 4; 2019 – 3; 2020 – 4; 2021 – 11; 2022 – 17; 2023 – 12; 2024 – 10).

While these volumes were significantly higher than those observed in many municipalities, available data did not distinguish whether notices were issued in good faith or bad faith. After reviewing local trends and potential regulatory responses, St. Catharines determined that implementing a municipal renoviction by-law was not recommended, citing anticipated staffing and financial requirements, administrative complexity, and limited expected impact relative to existing provincial legislation and enforcement mechanisms.

Similar findings were reported by Waterloo, which reviewed Landlord and Tenant Board data and identified 34 N-13-related eviction applications filed over a five-year period, averaging approximately seven annually. Compared with Waterloo's estimated 20,400 rental units in 2024, these applications represented a very small proportion of overall tenancies. Staff noted, however, that formal application data does not capture voluntary tenant departures, landlord compliance with compensation or right-of-return provisions, or informal displacement, such as requests to vacate that are not supported by formal notices or orders. Through consultation, Waterloo also identified that lawful

compensation agreements, voluntary buyouts, and natural tenant turnover—particularly in markets with significant student populations—may further reduce reliance on formal eviction processes. Waterloo also consulted with municipalities that have implemented renovation licensing programs and reported consistently low licensing volumes paired with substantial investigative and enforcement workloads.

Toronto reported receiving six licence applications following implementation of its program in July 2025, while undertaking more than 600 investigations and assigning dedicated tenant support and enforcement staff. Hamilton reported three licence applications over the preceding year alongside more than 300 investigations and multiple staff assigned to program operations. Similar operational pressures were reported in London, where investigative demands substantially exceeded administrative licensing volumes and required ongoing staffing increases. Collectively, these municipal experiences indicate that renoviction licensing frameworks may require significant operational resources despite relatively low program uptake, and that the incremental regulatory impact of such programs may be limited in jurisdictions where provincial legislation and enforcement mechanisms already apply.

Advisory Committee Review

Not Applicable.

Legal Considerations

Although the *Helping Homebuyers, Protecting Tenants Act, 2023* received Royal Assent in 2023, the amendments to the *Residential Tenancies Act* have not yet come into force.

Financial Implications

Should the Town proceed with a renoviction bylaw it will require additional staff to administer and enforce this bylaw having an incremental tax levy impact.

Communications Considerations

To inform residents, this report will be posted on the Town's website.

Climate Change Considerations

The recommendations from this report does not impact greenhouse gas emissions or impact climate change adaptation.

Link to Strategic Plan

The Implications of Implementing a Renoviction By-law report supports the Strategic Plan goal of **Strengthening the fabric of our community** through its accomplishment in satisfying requirements in the following objectives within this goal statement.

Examine the impact of increased growth and demographic diversity on municipal service delivery. Through the review of trends, statistics, and benchmarking against other municipalities, while also understanding the impacts on implementing a renoviction by-law in Aurora.

Alternative(s) to the Recommendation

1. That Council direct staff to develop a proposed two (2) year pilot program that would include a renoviction by-law and associated inspection framework, and report back to Council with the anticipated financial, operational, and resource implications for Council's consideration and approval prior to implementation.

Conclusions

For the reasons outlined in this report, staff recommend that Council not proceed with the implementation of a renoviction by-law at this time. Should Council direct staff to proceed, a measured approach in the form of a pilot program, supported by additional human resources, should be considered to ensure effective implementation and evaluation of the initiative.

Attachments

None.

Previous Reports

None.

Pre-submission Review

Agenda Management Team review on February 19, 2026

Approvals

Approved by Patricia De Sario, Director, Corporate Services/Town Solicitor

Approved by Doug Nadorozny, Chief Administrative Officer