



## TCHC Eviction Moratorium

Item 2J

June 15, 2021

Board of Directors

**Report: TCHC:2021-41**

**To:** Board of Directors (the “Board”)

**From:** Acting President and Chief Executive Officer

**Date:** June 7, 2021

### **PURPOSE:**

The purpose of this report is to provide the Board with an update regarding the Toronto Community Housing (“TCHC”) Eviction Moratorium.

### **RECOMMENDATIONS:**

It is recommended that the Board receive this report for information.

### **BACKGROUND:**

On December 18, 2020, City Council requested that the TCHC Board consider adopting a moratorium on the enforcement of eviction orders from the Landlord and Tenant Board related to arrears of rent until March 17, 2021. Subsequently, the Board directed TCHC’s President and Chief Executive Officer, by way of a unanimous resolution, to establish an Eviction Moratorium until such time that the Province might step in with its own emergency order to suspend evictions.

On January 14, 2021, the Provincial government issued an emergency order to temporarily pause the enforcement of evictions for arrears. The Eviction Moratorium was tied to the Provincial state of emergency. The Provincial

emergency order to temporarily pause evictions for arrears ended on March 8, 2021.

On March 17, 2021, at the request of City Council to maintain the eviction moratorium, the President and Chief Executive Officer directed all staff to continue to suspend evictions for arrears and extend the TCHC Eviction Moratorium. This pause was to remain in effect until June 17, 2021.

**UPDATE:**

Due to the ongoing COVID-19 risk to tenants who might become homeless, or otherwise lack access to stable housing, and based on ongoing consultations with City staff, the President and Chief Executive Officer directed all staff to continue to suspend evictions for arrears and extend the TCHC Eviction Moratorium until the start of the third stage of the Provincial reopening plan. At that point, TCHC will reassess and make an informed decision on whether to extend the Eviction Moratorium. The Eviction Moratorium only applies to evictions for arrears. Evictions for cause will still continue to be enforced, if necessary.

As of May 31, 2021, there are 25 pending eviction for arrears cases across TCHC. TCHC continues to engage these tenants in an effort to provide supports to prevent eviction and maintain their tenancy. These supports may include, but are not limited to:

- Enhanced follow-up and engagement through the Tenancy Resolutions Office;
- Support through the Office of the Commissioner of Housing Equity (“OCHE”);
- Engagement through the City’s SPIDER and FOCUS table partners; and
- Continued engagement through the regional Operations teams, both in person and through correspondence.

All evictions for arrears will receive a final review by OCHE prior to filing with the Sheriff for eviction when the moratorium is lifted.

**IMPLICATIONS AND RISKS:**

Households who accrue arrears during any Eviction Moratorium will be at increased risk for eviction once the Moratorium ends and there would be an unknown amount of potential lost revenue due to unrecovered arrears.

To mitigate the risk that arrears could increase disproportionately during the Eviction Moratorium, TCHC staff will continue to fully implement its arrears collection process (“ACP”). The goal of the ACP is to provide early intervention to prevent eviction and maintain tenancy; when vulnerabilities are identified, tenants are connected to the appropriate supports.

With the Eviction Moratorium in place, TCHC staff continue to take all steps in the eviction process for arrears short of scheduling enforcement with the Sheriff. This includes continuing to:

- Review unpaid rent and repayment agreements;
- Notify tenants if their account is in arrears;
- Engage tenants to pay their arrears or enter a repayment agreement;
- Refer the tenant to the OCHE; and
- Schedule or attend hearings at the Landlord and Tenant Board.

These actions will be supplemented by communications to tenants about the Eviction Moratorium and its impact on their arrears situation.

**SIGNATURE:**

*“Sheila Penny”*

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Sheila Penny  
Acting President and Chief Executive Officer

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