



## TCHC Eviction Moratorium

Item 2J

April 27, 2021

Board of Directors

**Report:** TCHC:2021-19

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

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

**Date:** April 20, 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 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 10, 2021, City Council again requested that the TCHC Board consider maintaining the TCHC Eviction Moratorium until at least June 17, 2021 and to consider the process to be followed in order to address the potential for any additional extensions after that date.

#### **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. This pause will remain in effect until June 17, 2021. The pause only applies to evictions for arrears. Evictions for cause will still continue to be enforced, if necessary.

As of March 31, 2021, there are 28 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 touch points and engagement through the local Regional Operations team, both in person and through correspondence.

All evictions for arrears will receive 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 it 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 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.

TCHC will continue to monitor local trends of COVID-19 cases and make an informed decision on whether to extend the Eviction Moratorium past June 17, 2021.

**SIGNATURE:**

*“Sheila Penny”*

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