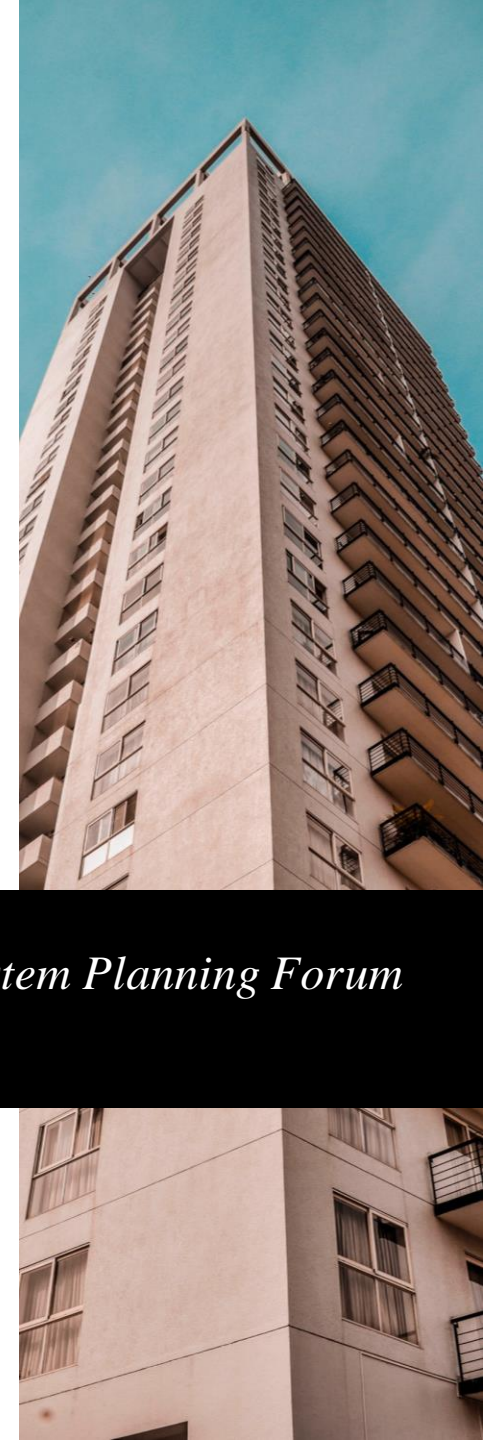


EVICTIION MORATORIUM & EVICTIION PREVENTION

*Toronto Housing and Homelessness Service System Planning Forum
May 5, 2021*



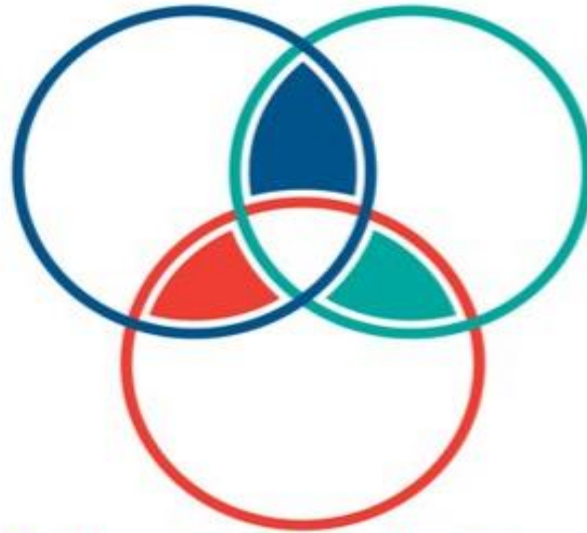
Centre for Equality Rights in Accommodation
Centre pour les droits à l'égalité au logement



OUR WORK

Creative Public Engagement & Education

We provide educational materials and programs to tenants, landlords, and service providers across Ontario.

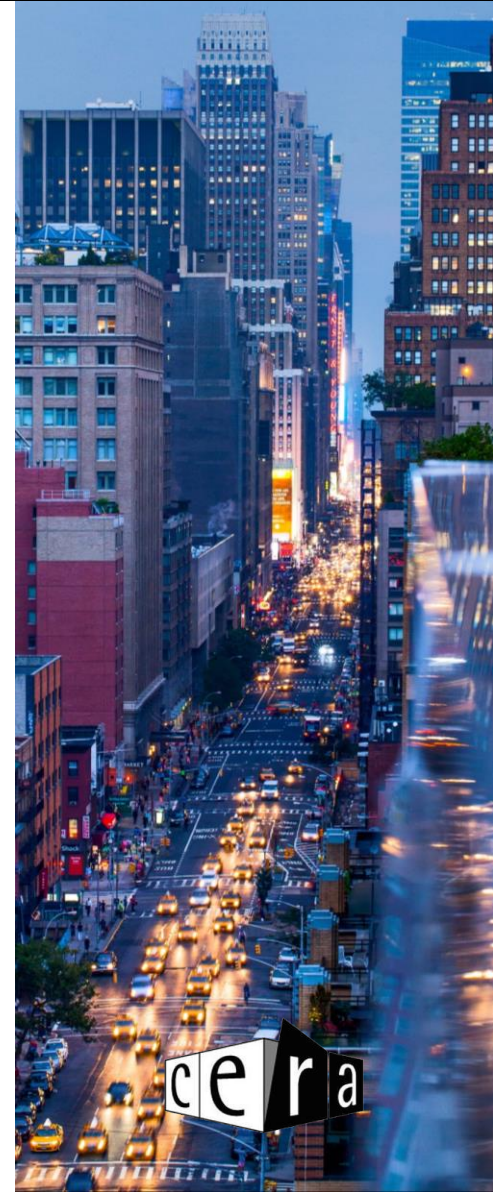


Legal Research & Law Reform Initiatives

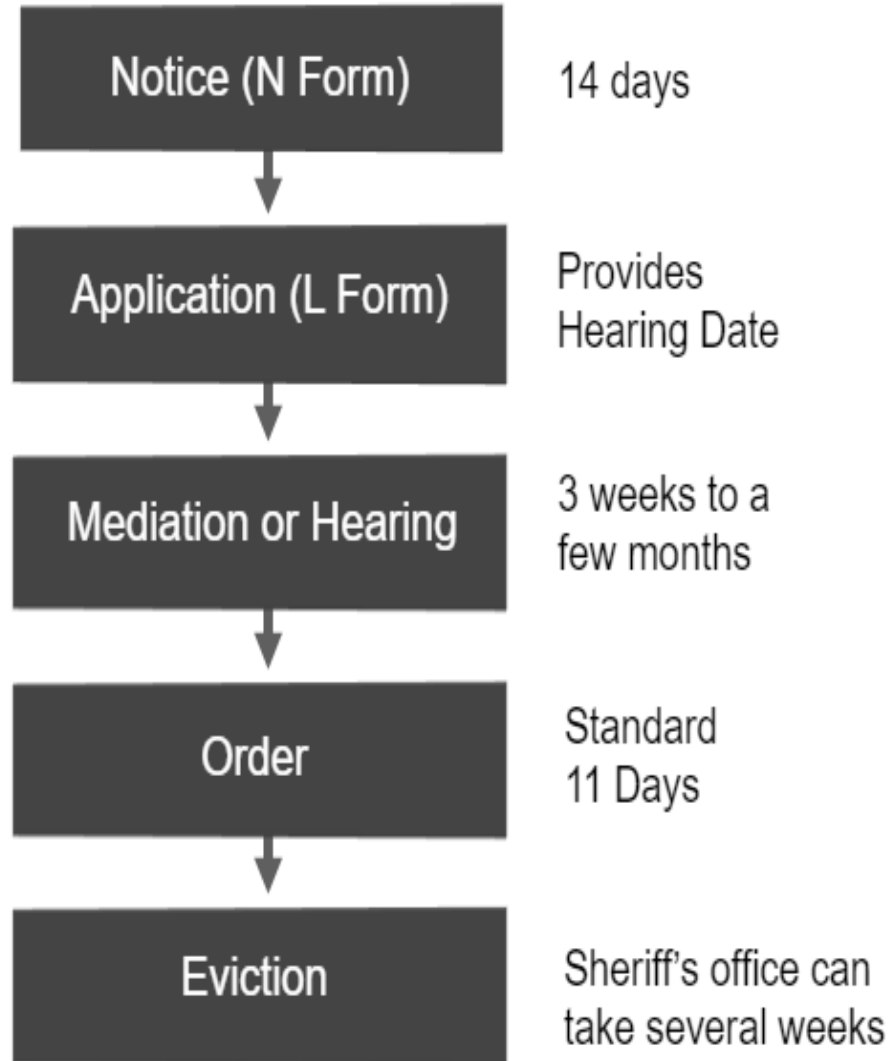
We work to improve housing policy and set legal precedents that benefit marginalized groups.

Unique Services for Tenants

We offer direct services to tenants facing eviction or discrimination in housing, engaging them as team members in creative problem-solving.



LTB PROCESS



EVICTIION MORATORIUM – CURRENT STATE

- Emergency Order in effect until June 2, 2021
- *Residential Evictions* regulation under the *Emergency Management and Civil Protection Act*
- Stops evictions at the sheriff enforcement level – the final step; states that no person shall attend at a residential premises for the purpose of enforcing an LTB eviction order



EVICTION MORATORIUM - CONCERNS

- **MISINFORMATION** - tenants do not understand where the “cut-off” is, have only heard that they “can’t be evicted”
- Sheriff enforcement level of the eviction process gives the least amount of notice
- LTB discretion to “expedite” without guidelines



EVICITION PREVENTION

- CERA assists hundreds of tenants each year to prepare for eviction hearings.
- We help people understand the *Landlord and Tenant Board (LTB)* Eviction process, help people navigate the process, and provide information about what they should be prepared to bring.



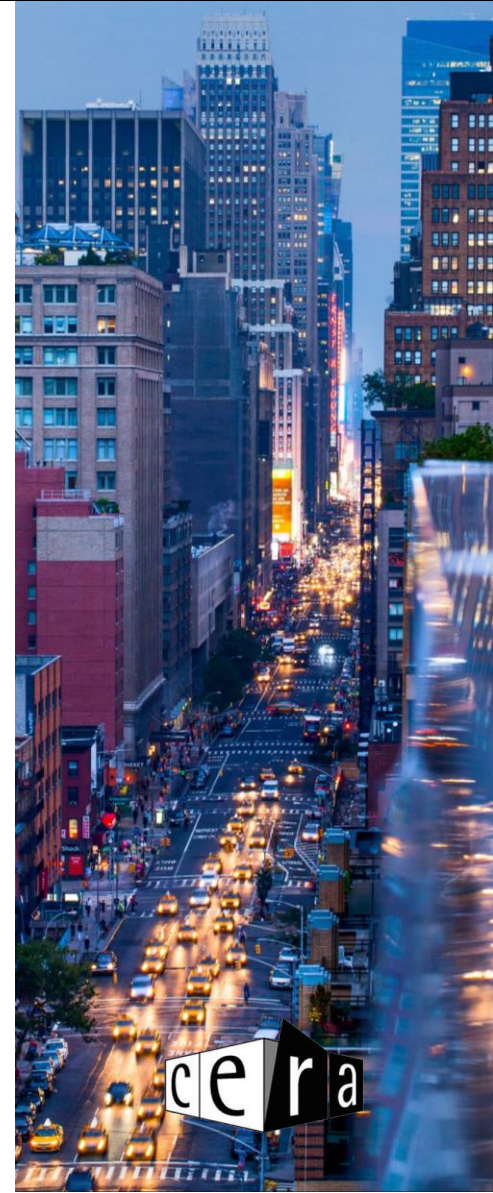
COMMON ISSUES CAUSING EVICTIONS

- Significant arrears resulting from COVID-19 shutdowns
- Overwhelmed legal clinics and other sources of assistance
- Repairs and maintenance issues leading to significant rental arrears
- Incomplete, absent, or “in bad faith” N12 notices
- Breakdown in trust in the landlord and tenant relationship from adverse laws and policies (Bill 184, LTB process and cost, above-guideline rent increases, vacancy decontrol, ending rent control, etc.)



GENERAL TIPS

- Inform tenants of the eviction procedure and the proper procedure to address concerns
- If information on the notice or application is incorrect, application is void
- If all tenants are not named, there is a mistake with address, amount owing, date of service, it is void.
- Tenants do not have to vacate by the termination date on the notice
- Landlords cannot evict tenants without going through the appropriate process at the LTB and can never lock tenants out of their unit



EVICTON PREVENTION RESOURCES AVAILABLE

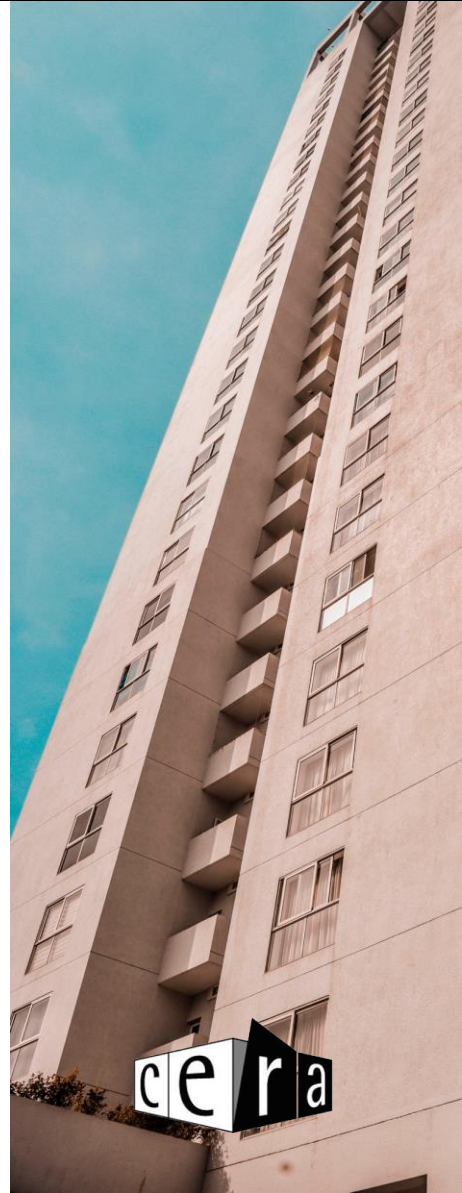
Some eviction prevention strategies include:

Rent Banks that provide short-term or temporary loans or payments of outstanding rental arrears.

Energy assistance payments to help with the costs of utilities such as electric, water or gas.

Community legal clinics or credit counselling agencies that work with a tenant/landlord to address outstanding financial or legal issues.

Supports to help tenants with notices of eviction to understand the eviction process and their rights and obligations concerning the notice.



SOURCES OF INFO AND POTENTIAL SUPPORT

- CERA
- Community Legal Clinics
- Tenant Duty Counsel
- Steps to Justice
- Pro Bono Ontario
- Legal Aid Ontario
- Federation of Metro Tenants Association
- Municipal Inspectors/Municipal Licensing and Standards
- Rental Housing Enforcement Unit
- Landlord and Tenant Board
- Neighbours



THANK YOU



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