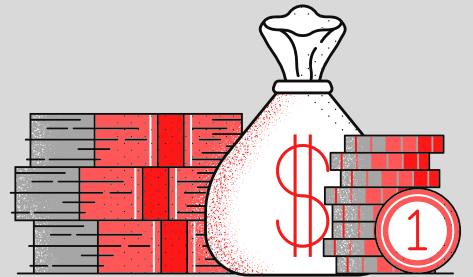


SEX WORKERS' RIGHTS AS TENANTS* BILL - 184

On July 21, 2020, the Ontario Government passed *Bill - 184, Protecting Tenants and Strengthening Community Housing Act*. Below is a summary of the main provisions from this Bill that directly concern tenants.

Compensation for evictions that are not your fault:

- If a landlord has sold their property and gives you an eviction notice on behalf of the purchaser, the landlord is required to either provide you compensation equal to one month's rent, or offer you a different rental unit that is acceptable to you (s. 49.1).
- If the landlord gives you an eviction notice because they are renovating your unit or demolishing your unit, the landlord is required to provide you compensation equal to one month's rent, or offer you a different rental unit that is acceptable to you (s. 52(2) & 54(3)(4)).
- If an eviction order has been given in bad faith, the Landlord Tenant Board can now require that the landlord compensate the tenant for up to 12 months of rent (s. 57).



Non-payment of Rent:

- If you are attending an eviction hearing at the Landlord Tenant Board because you stopped paying rent, you will only be able to discuss the reasons you stopped paying rent if you inform the landlord in advance and in writing what issues you will be discussing during the hearing. If this is not possible, you must provide the Landlord Tenant Board with a reasonable and satisfactory explanation of why not (s. 69 & 82).
- As of March 17, 2020, before granting an eviction for non-payment of rent, the Landlord Tenant Board is to consider whether the landlord attempted to negotiate a re-payment plan with you (s. 83).
- A landlord can now put through an application through the Landlord Tenant Board to recover unpaid rent up to a year after you no longer live on the property (s. 87 & 89).



Rent increase:

- There are limits on how much a landlord can increase your rent each year. For instance, in 2020 the landlord can increase your rent by 2.2% and must give you a 90 day notice. However, if the landlord provides a rent increase without the 90 day notice, the rent will be valid if you pay the increase for 12 months straight without filling an application to the Landlord Tenant Board (s. 135).



Non-payment of Utilities:

- If you have unpaid utility bills when you move out, a landlord may be able to make an application for interference of reasonable enjoyment to the Landlord Tenant Board. This application can be made up to one year after you no longer live on the property (s. 88.1).