




**TOWN OF AJAX**  
65 Harwood Avenue South  
Ajax ON L1S 3S9  
[www.ajax.ca](http://www.ajax.ca)

The Honorable Doug Ford  
Premier of Ontario  
Legislative Building Queen's Park  
Toronto ON M7A 1A1  
[premier@ontario.ca](mailto:premier@ontario.ca)

**Sent by E-Mail**

June 25, 2025

 Corporate Services Department Legislative Services Division	
Date & Time Received:	June 25, 2025 11:58 am
Original To:	CIP
Copies To:	
Take Appropriate Action	<input type="checkbox"/> File <input type="checkbox"/>
Notes/Comments:	

**Re: Aligning Tenant Compensation with Provincial Affordable Housing Rates**

The following resolution was passed by Ajax Town Council at its meeting held on June 23, 2025:

**Whereas** the *Ontario Residential Tenancies Act* (ORTA) mandates compensation for tenants when a landlord terminates a tenancy for purposes such as demolition, conversion to non-residential use, or substantial repairs or renovations; and,

**Whereas** under the current provisions:

Demolition or Conversion: Landlords must compensate tenants with an amount equal to one month's rent if the residential complex contains fewer than five units, or three months' rent if it contains five or more units; or offer the tenant another rental unit acceptable to the tenant.

Tribunals Ontario: Substantial Repairs or Renovations: Similar compensation requirements apply if the landlord intends to carry out repairs or renovations that require vacant possession of the rental unit; and,

**Whereas** these compensation amounts are based on the tenant's current rent, which may not reflect the affordability standards set by the Province's Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin (Province's Bulletin); and,

**Whereas** the planned Red Bricks redevelopment in Ajax illustrates how the current ORTA policy on tenant compensation can fall short of the Province's

Bulletin, leaving tenants unable to secure comparable housing in cases of redevelopment, for example;

	<b>Province's Bulletin (2024)</b>	<b>Red Bricks</b>	<b>% Below AMR</b>
1-Bedroom AMR	\$1,456	\$1,020~	-30%
2-Bedroom AMR	\$1,809	\$1,130~	-37.5%

\*AMR = Average Market Rate

**Whereas** aligning tenant compensation, at a minimum, with the Province's affordability standards would ensure that tenants with a rental rate lower than a comparable unit identified in the Province's Bulletin receives fair compensation that more accurately reflects the current housing market and their ability to secure alternative accommodations;

**Therefore It Be Resolved:**

1. That Ajax Council requests that the Province amends the Ontario Residential Tenancies Act to require that the compensation provided to tenants upon termination for purposes such as demolition, conversion, or substantial repairs or renovations, at a minimum, be based on the Province's Bulletin, when a tenant's current rent is lower than the rental rate identified in the Province's Bulletin; and
2. That Public and Strategic Affairs engage with tenant advocacy groups, housing organizations, and other stakeholders to build support for this initiative and to ensure that the voices of affected tenants are heard in the policymaking process; and
3. That a copy of this motion be sent to Ontario Premier Doug Ford, Minister of Municipal Affairs and Housing Rob Flack, Ajax MPP Rob Cerjanec, Ajax MP Jennifer McKelvie, Durham Regional Chair John Henry, lower tier Durham Region municipalities, Ontario Big City Mayors, and the Landlord and Tenant Board.

CARRIED

If you require further information please contact me at 365-885-6983 or [Thomas.street@ajax.ca](mailto:Thomas.street@ajax.ca)

Sincerely,



Thomas Street  
Manager of Legislative Services/Deputy Clerk

Copy: Councillor L. Bower  
Regional Councillor M. Crawford  
Hon. Rob Flack, Minister of Municipal Affairs and Housing  
Rob Cerjanec, Ajax MPP  
Jennifer McKelvie, Ajax MP  
Durham Regional Chair John Henry  
All Durham Region lower-tier municipalities  
Ontario's Big City Mayors  
Landlord and Tenant Board