

Bill 60, Fighting Delays, Building Faster Act, 2025

Submission to the Ontario Ministry of Municipal Affairs
and Housing

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About CCHR

The Canadian Centre for Housing Rights (CCHR) is Canada's leading registered charitable organization working to advance the right to adequate housing. For over 35 years, we have worked tirelessly at the intersection of human rights and housing, providing free services to renters facing evictions and human rights violations to remain housed, providing education and training about housing rights across Canada, and advancing rights-based housing policy through research, policy development, advocacy, and law reform.

Overview

Renters across Ontario are in crisis. They [spend more](#) of their income on housing costs than homeowners, while [earning less](#). [Nearly 25 per cent of Ontario renters are in core housing need](#) (compared to just over six per cent of homeowners), meaning their housing is unaffordable, in need of major repairs, and/or overcrowded. Meanwhile, [economic and no-fault evictions are on the rise](#), so renters are now more likely to lose their homes because their incomes are unable to keep pace with rising rents or due to landlord factors, such as own use, sale, or redevelopment. With few affordable housing options available in the private rental market or community housing sector, renters have nowhere else to go. These trends have contributed to [unprecedented levels of homelessness](#) across the province, with over 80,000 people experiencing homelessness last year (a 25 per cent increase from 2022).

Bill 60, the [Fighting Delays, Building Faster Act, 2025](#), would significantly weaken renter protections, make it easier for landlords to evict renters, and limit renters' access to justice. These changes risk making housing even more unstable for renters across Ontario and would exacerbate the province's growing housing and homelessness crisis.

Following [widespread renter-led advocacy](#), the government walked back initial plans to consult on ending the automatic conversion of fixed term leases into month-to-month leases, which would have effectively eliminated security of tenure for Ontario renters. This is extremely important, as security of tenure – the ability to stay in one's rental apartment unless the landlord can justify why you must be removed – is the bedrock of renter stability in Ontario. Elimination of security of tenure would also very likely lead to even greater rent increases and erode affordability across the province, as landlords would be able to raise rents as much as they see fit once the lease expires.

However, Bill 60 still contains [several concerning provisions](#), and renters will lose a number of basic protections that help keep them housed and prevent homelessness. They will have less warning before an eviction, they will lose the small amount of compensation they are currently entitled to if their landlord wants to move back into the home, and their ability to raise concerns about landlord behaviour and failure to meet basic standards will be curtailed. The government will direct significantly more resources into hiring sheriffs to evict renters, while committing no new resources toward supporting renters who live in unsafe and unhealthy rental units.

What's more, the measures in the legislation focus almost entirely on improving access and outcomes for landlords, while reducing access to justice for renters. This also comes in the context of the government bypassing key processes to engage with the public on the development of the legislation, thus failing to provide opportunities for renters, advocates, and experts – including those with lived experience – to share their feedback and ensure that the government's approach is responsive to the needs of people most impacted by the housing and homelessness crisis.

In contrast to the government's claim that the legislation will help increase rental housing supply, [weaker renter protections do not lead to more rental housing development](#). In Quebec, for example, which has some of the strongest renter protections in the country, there has been [steady growth in rental housing development](#). Meanwhile, since Ontario removed some renter protections in 2018, we have yet to see a boom in rental housing construction. In reality, many economic factors impact rental housing construction, including access to financing, availability of labour and land, and construction costs.

In the midst of a growing housing and homelessness crisis, governments should be working to ensure renters have safe, secure, and affordable homes through strong renter protections, equitable access to justice systems, and investments in affordable housing, not introducing measures that threaten those fundamental human rights.

Impacts

CCHR works across the housing system by providing front-line legal assistance to renters facing eviction and other serious challenges with their housing; providing education to renters whose tenure may be precarious; engaging with renter groups who are advocating for better renter protections; conducting research into root causes of the housing and homelessness crisis and potential pathways forward; and providing evidence- and human rights-based policy advice to all levels of government. In all these aspects of our work, we are already encountering the deleterious effects of Bill 60.

In a recent Landlord and Tenant Board hearing where CCHR was representing a long-term tenant and her children against a landlord's application to evict for their own use, the landlord's lawyer argued that the family should move because they did not own the unit and it was therefore "not their home." The case remains undecided. The government may have walked back from entirely removing security of tenure through Bill 60, but its other attacks on renters' rights send a similar message: your home is not yours and it can be taken from you without due process.

Through our educational work with renters across Ontario, we already see renters struggle to understand the different requirements and processes for various housing-related applications. Misinformation and limited access to education on renters' rights results in renters being wrongly pressured to leave their homes. In addition to a lack of information, renters face multiple barriers in accessing justice through the Landlord and Tenant Board, such as language and technology barriers and unmet disability accommodation needs, and often rely on community services, family, and friends to navigate the system. With the changes proposed in Bill 60,

renters will be left even more vulnerable, as timelines to seek support and access justice will be even more constrained.

The frontline workers that CCHR supports are navigating increasingly challenging conditions, as they work to secure and sustain housing for marginalized individuals and families across the province. They are responding to unlawful evictions, the erosion of long-term affordable housing stock, and the difficulty of locating any viable private-market options for clients relying on inadequate social assistance and disability benefits. Frontline staff are also managing heightened housing precarity among their clients, including supporting clients who are increasingly living in room-rental arrangements that fall outside *Residential Tenancies Act* protections, and supporting individuals who are being pushed into homelessness as a result of these systemic pressures. In addition, they are frequently advocating for clients facing egregious landlord maintenance violations and substandard living conditions, further compounding the complexity and urgency of their work.

CCHR, our frontline and community partners, and the people we serve have not been informed or consulted by the province on Bill 60. CCHR and many frontline community agencies work closely with municipalities and regional governments to coordinate responses to the housing and homelessness crisis and target already scarce resources. Despite their legislated role as service managers responsible for addressing local housing needs, municipalities and regional governments have also not been engaged or consulted by the province on Bill 60.

The proposed changes in Bill 60 will significantly intensify the challenges faced by CCHR and the communities we serve and will directly undermine local housing strategies and coordinated responses. By weakening renter protections, Bill 60 risks pushing more people into housing instability and homelessness, dramatically increasing the burden on frontline housing workers, and eroding the progress made by community agencies, frontline workers, and municipalities.

Recommendations

In the midst of an escalating housing and homelessness crisis, CCHR, alongside partners and community members across the province, are calling on the government to champion evidence- and rights-based solutions to ensure that everyone in Ontario has access to safe, secure, and affordable housing that meets their needs. Echoing calls from [renters](#), [advocates](#), and [municipalities](#) across the province, **we call on the government to repeal Schedule 12 of Bill 60, including proposals to:**

- [Shorten the rent arrears eviction notice period](#)
- [Prevent renters from raising new issues at arrears hearings](#)
- [Remove renter compensation requirements when a landlord wants to move into a rental unit](#)
- Reduce the time for renters to appeal Landlord and Tenant Board decisions
- Remove the discretion of adjudicators to postpone the enforcement of an eviction order.

We also urge the government to engage in meaningful consultation with renters, advocates, municipalities, and experts across the province on any proposed changes to provincial housing policies.

With a deep and long history advocating for the right to housing in Ontario, CCHR is ready to work with the government, opposition parties, and community partners to implement solutions that address the root causes of the crisis and uphold the right to housing for all.

Sincerely,



Margaret Flynn
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Canadian Centre for Housing Rights (CCHR)

CC:

Hon. Doug Ford, Premier
Hon. Rob Flack, Minister of Municipal Affairs and Housing
Hon. Graydon Smith, Associate Minister of Municipal Affairs and Housing
Hon. Doug Downey, Attorney General
Hon. Michael Tibollo, Associate Attorney General

Marit Stiles, Leader of the Official Opposition
Catherine McKenney, Official Opposition Critic for Housing
Kristyn Wong-Tam, Official Opposition Critic for Attorney General

John Fraser, Liberal Leader in the Legislature
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