

July 22, 2020

While not surprised, the Advocacy Centre for Tenants Ontario (ACTO) is very disappointed with the passing of *Bill 184, Protecting Tenants and Strengthening Community Housing Act, 2020*. It received Royal Assent yesterday and its amendments to the *Residential Tenancies Act, 2006 (RTA)* are now in effect. The Bill was pushed through the legislative process, without meaningful consultation or consideration of the concerns raised by tenants, at a time when the health and livelihoods of tenants have been hit hard by the pandemic crisis.

Contrary to its title, Bill 184's amendments to the *RTA* will not protect tenants from bad faith evictions and will make it easier for landlords to evict tenants without a hearing. It will also limit tenant's ability to raise defences at arrear hearings and subject former tenants to hearings at the Board without proper service of legal documents. These changes will exacerbate the ongoing affordable housing crisis and make tenants more vulnerable to evictions and homelessness.

The pandemic crisis has revealed the extent of the affordable housing crisis in cities across the province. The affordable housing shortage is a public health crisis we can no longer ignore. We know that difficult times lie ahead for the majority of tenants living on lower incomes in this province. We will continue to push for the protections that tenants need to access safe, secure and affordable homes.