

Legislative  
Assembly  
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Assemblée  
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1ST SESSION, 43RD LEGISLATURE, ONTARIO  
2 CHARLES III, 2024

# Bill 163

## **An Act to amend the Residential Tenancies Act, 2006**

**MPP A. Hazell**

**Private Member's Bill**

1st Reading      February 20, 2024

2nd Reading

3rd Reading

Royal Assent



#### EXPLANATORY NOTE

The Bill amends the *Residential Tenancies Act, 2006* to provide for a residential rent freeze for the calendar year 2025, subject to specified exceptions, and to provide that no landlord shall terminate a tenancy under section 48 or 49 of the Act during the same period, subject to specified exceptions.

**An Act to amend the Residential Tenancies Act, 2006**

His Majesty, by and with the advice and consent of the Legislative Assembly of the Province of Ontario, enacts as follows:

**1 The *Residential Tenancies Act, 2006* is amended by adding the following section:****No eviction under ss. 48 and 49 during non-enforcement period****Definition**

**49.1.1** (1) In this section,

“non-enforcement period” means the period that begins on January 1, 2025 and ends on December 31, 2025.

**No termination of tenancy**

(2) No landlord shall, during the non-enforcement period, terminate a tenancy in accordance with section 48 or 49.

**Exception**

(3) Subsection (2) does not apply if the landlord is terminating a tenancy for the purpose of occupation by a person who provides or will provide care services, as described in clause 48 (1) (d), 49 (1) (d) or 49 (2) (d).

**2 (1) Subsection 120 (3.1) of the Act is amended by striking out “2021” wherever it appears and substituting in each case “2025”.**

**(2) Subsection 120 (3.2) of the Act is amended by striking out “2021” and substituting “2025”.**

**3 (1) The definition of “rent freeze period” in subsection 136.1 (1) of the Act is amended by striking out “January 1, 2021 and ends on December 31, 2021” at the end and substituting “January 1, 2025 and ends on December 31, 2025”.**

**(2) Subclause 136.1 (2) (c) (i) of the Act is amended by striking out “*Helping Tenants and Small Businesses Act, 2020*” and substituting “*Relief for Renters Act, 2024*”.**

**(3) Subsection 136.1 (3) of the Act is amended by striking out “*Helping Tenants and Small Businesses Act, 2020*” and substituting “*Relief for Renters Act, 2024*”.**

**4 The Act is amended by adding the following section:****Transition regulations, *Relief for Renters Act, 2024***

**241.5** (1) The Lieutenant Governor in Council may make regulations governing transitional matters that, in the opinion of the Lieutenant Governor in Council, are necessary or advisable to deal with issues arising out of the amendments to this Act made by the *Relief for Renters Act, 2024*.

**Same**

(2) A regulation made under subsection (1) may govern the application of provisions of this Act to proceedings before a court or the Board in which a claim is made relating to amendments to this Act made by the *Relief for Renters Act, 2024* and which were commenced before the commencement date of the amendment.

**Commencement**

**5 This Act comes into force on the day it receives Royal Assent.**

**Short title**

**6 The short title of this Act is the *Relief for Renters Act, 2024*.**