



Greetings!

If you are a Landlord, planning to be a Landlord or a Tenant in Toronto, you must read on. A new Toronto [bylaw](#) to "protect" tenants from what Mayor Olivia Chow is calling "bogus" renovictions is now officially in effect.

This new bylaw does not interfere with evictions for failure to pay the rent agreed to, breaching the terms of your lease agreement or if the Landlord or a member of his family wishes to move into the unit you have leased.

Too often a Landlord who are frustrated with the rent he/she can charge for the unit, evicts the tenant on the basis of needed renovations, does a minor renovation and can then charge a significantly increased rent for the same unit with minor renovations which could have been done without evicting the tenant. The section of the Act was designed so that a Landlord could evict if the unit needed vacant possession for extensive repairs requiring a building permit.

Now a Landlord in Toronto will require a Rental Renovation Licence per unit at a cost of \$700.00 per unit and follow the terms of the very restrictive [bylaw](#) as failing to do so is subject to a fine of \$100,000.00.

[Joe Van Woderen](#) for CP24 has a detailed [article](#) on this subject if you require further information.

At the [Offices of Howard S Dymont](#), I can guide you through the intricacies of estate planning including your rental and owned properties and ensure that your assets are distributed according to your wishes, in the most financially prudent manner.

I invite you to [set up a Zoom](#) appointment with me to discuss your Estate Planning and drawing your Will in Ontario and what you must know to draw your Will for your assets outside of Ontario.

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