

A by-law to amend the Rental Housing Protection By-law
0121-2018, to address rental vacancy rates

AND WHEREAS subsection 11(2) of the *Municipal Act*, 2001, S.O. 2001, c. 25, as amended (“Municipal Act, 2001”) provides that a local municipality may adopt by-laws for the economic, social and environmental well-being of the municipality and for the health, safety and well-being of persons;

AND WHEREAS section 99.1 of the *Municipal Act*, 2001 provides municipalities with the authority to prohibit and regulate the demolition of residential rental properties and the conversion of residential rental properties to a purpose other than the purpose of a residential rental property;

AND WHEREAS on June 20, 2018 the Council of The Corporation of the City of Mississauga (“Council”) enacted Rental Housing Protection By-law 0121-2018 (the “Rental Housing Protection By-law”);

AND WHEREAS on March 19, 2025, Council passed Resolution _____ approving General Committee Recommendation GC-0115-2025 to amend the Rental Housing Protection By-law necessary to consider the vacancy rate of additional years;

NOW THEREFORE the Council of the Corporation of the City of Mississauga ENACTS as follows:

1. That the Rental Housing Protection By-law, is hereby amended as follows:
 - (a) by deleting the definition of “Vacancy Rate” in subsection 1(24) and replacing it with the following:

“Vacancy Rate” means the Private Row (Townhouse) and Apartment Vacancy Rate for the City of Mississauga, as reported by the CMHC.
 - (b) by adding the words “for the preceding three years” to the sentence at subsection 19(1) as follows:

19(1) the Vacancy Rate for the City is equal to or above 3.0 per cent in the preceding three years; or
2. Any application made under Part IV of the Rental Housing Protection By-law on or after January 1, 2025 is subject to Section 1 of this By-law.
3. This By-law will come into force on the day it is passed.

ENACTED and PASSED this _____ day of _____, 2025.

Approved by Legal Services City Solicitor City of Mississauga

Lia Magi
Date: March 12, 2025
File: CA.04-23.OFF.09

_____ MAYOR

_____ CLERK