

Rental Housing Protection By-law Municipal Scan

Summary Stats Table					
Number of Municipalities	Vacancy Rate for Preceding 4 years	Preceding 3 years	Preceding 2 years	Vacancy Rate for current year only	Does not depend on Vacancy Rate
4 with RHP By-law	1	0	1	0	2
12 with OP policies	0	4	3	5	0

Rental Housing Protection Policies Municipal Scan					
Municipality	Policy Location	Vacancy Rate Criteria	Affordability Criteria	Unit Threshold	Replacement Requirements
Toronto	Toronto Municipal Code By-law Chapter 667	At or above 3% for the preceding four (4) annual surveys Uses CMHC overall “Rental Apartment” rate	None	6+ units	<ul style="list-style-type: none"> • Replacement at similar rents • Tenant relocation and other assistance
Hamilton	Rental Housing Protection By-law 24-109	At or above 3% for the preceding two (2) years Does not tie to CMHC data	Units above 100% AMR	6+ units	<ul style="list-style-type: none"> • Replacement at similar rents • Tenant relocation support
Oakville	Rental Housing Protection By-law 2023-102	None	None	6+ units	<ul style="list-style-type: none"> • Replacement at similar rents • Enhanced tenant assistance package
Kitchener	Rental Replacement By-law 2024-132	None	None	6+ units	<ul style="list-style-type: none"> • Replacement at AMR • Tenant compensation agreement

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Rental Housing Protection Policies Municipal Scan					
Municipality	Policy Location	Vacancy Rate Criteria	Affordability Criteria	Unit Threshold	Replacement Requirements
Markham	Official Plan	At or above 3% for the preceding three (3) – year reporting period	None	6+ units	<ul style="list-style-type: none"> Replacement at or below AMR
Cambridge	Official Plan	At or above 3% for the preceding three (3) years	None	“multi-unit”	<ul style="list-style-type: none"> None
Waterloo	Official Plan	At or above 3% for the preceding three (3) years as reported by CMHC	Affordable for Low and Moderate income households	None	<ul style="list-style-type: none"> None
Sudbury	Official Plan	3% or higher for the preceding three (3) years as reported by CMHC	None	6+ units	<ul style="list-style-type: none"> None
Burlington	Official Plan	At or above 3% for the preceding two (2) – year reporting period	None	6+ units	<ul style="list-style-type: none"> Replacement at similar rental rate with same number of bedrooms
Guelph	Official Plan	Discouraged if vacancy rate is below 3% for the latest two (2) surveys	None	None	<ul style="list-style-type: none"> None
St. Catharines	Official Plan	At or above 3% within the preceding two (2) annual surveys	None	6+ units	<ul style="list-style-type: none"> None
Ottawa	Official Plan	Seek to maintain a vacancy rate of at least	None	None	<ul style="list-style-type: none"> None

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		3 per cent measured by the annual CMHC Rental Market Report			
Brampton	Official Plan	Seek to maintain a vacancy rate of at least 3 per cent measured by the annual CMHC Rental Market Report	None	None	• None
Vaughan	Official Plan	Seeks to maintain a minimum 3% vacancy rate	None	None	• None
Newmarket	Official Plan	Prohibited if vacancy rate is below 3%	None	6+ units	• None
Kingston	Official Plan	May be denied if vacancy rate is below 3%	None	None	• None

Other municipalities examined: London, Windsor