

Bill 60 & Your Housing Rights

Health Justice Clinic in Mental Health and Addictions

This presentation provides general legal information and is not legal advice.

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Q & A

Residential Tenancies Act (RTA)

What is it?
The Residential Tenancies Act (RTA) is Ontario's private rental housing law.

What does it do?

- Sets rules for landlords and tenants
- Controls evictions

- Controls rent increases
- Creates the Landlord and Tenant Board

What tenant rights are protected under this law?

- Proper notice before eviction
- Maintenance and repairs
- Limits on rent increases

- A hearing before you can be evicted
- Ability to raise concerns at a hearing

The Landlord and Tenant Board (LTB)

What is it?

The LTB is the tribunal responsible for applying the Residential Tenancies Act and resolving disputes between landlords and tenants.

What does it do?

- Holds eviction hearings
- Listens to landlords and tenants
- Makes legally binding decisions
- Most hearings now happen online

How does the LTB interact with persons with disabilities?

The **Ontario Human Rights Code** protects people from discrimination based on disability in housing, including rental housing.

What does this mean for the LTB?

- Landlords must accommodate disability-related needs up to the point of undue hardship
- Disability-related issues can be raised and considered during LTB hearings
- Circumstances such as hospitalization, crisis, or disability-related needs may be relevant when the Board is making a decision

What is Bill 60?

What is it?

It changes parts of the RTA.

Key changes:

1. Limits on raising issues if rent is owed
2. Shorter deadline to ask for a review

Although these are procedural changes, they impact outcomes!

Change #1: If You Owe Rent

Under Bill 60:

If a landlord says you owe rent, you may need to pay at least 50% of the amount they claim you owe before the hearing in order to raise certain issues.

If this payment is not made, tenants may not be able to raise issues such as:

- Maintenance problems
- Repair issues
- Some tenant rights arguments

This may disproportionately affect people in crisis.

Change #2: Review Deadline

If the LTB makes a decision, you can ask them to review the decision.

Before Bill 60: Tenants had 30 days to request a review.



Now: Tenants have 15 days to request a review.

Missing the deadline can mean:

- Losing the right to challenge the decision
- Eviction moving forward quickly

This is especially concerning for:

- Tenants who are hospitalized
- Tenants without reliable internet access
- Tenants experiencing crisis

Why these changes impact persons with mental health disabilities?

People with mental health disabilities often face systemic barriers in housing and legal processes, including:

- Income systems that are unstable or insufficient
- Legal procedures that require strict timelines and rapid responses
- Processes that assume constant access to mail, email, or technology
- Limited accommodation for crisis, hospitalization, or fluctuating health

When legal procedures become faster and more restrictive:

Fewer Accommodations + Tighter Timelines = Greater Housing Risk

How can you protect yourself?

If you receive:

- An eviction notice
- A hearing notice
- An LTB decision

Steps:

1. Contact a legal clinic or lawyer
2. Speak with a trusted support person if you need help navigating the process
3. Raise disability-related issues early in the process
4. Do not ignore notices from the LTB
5. Keep copies of all notices and documents

Q & A
