CITY OF MISSISSAUGA
OFFICE OF THE MAYOR

January 15, 2026

Hon. Rob Flack,
Minister of Municipal Affairs and Housing
17th Floor
777 Bay St. Toronto, ON M7A 1Y7

Re: Concerns Regarding *Bill 60, Fighting Delays, Building Faster Act, 2025*

Dear Minister Flack,

I write to you today on behalf of Mississauga City Council with respect to Bill 60, Fighting Delays, Building Faster Act, 2025. We have reviewed the amendments to the Residential Tenancies Act (RTA) and other provisions aimed at addressing delays at the Landlord and Tenant Board (LTB), and we are concerned about the impact of this legislation on the rental population of Mississauga and the homelessness crisis in the region.

The City is supportive of provincial efforts to increase housing supply, streamline processes, and reduce backlogs at the LTB to facilitate residential construction of affordable homes. We particularly appreciate measures that could enhance efficiency in landlord-tenant proceedings while promoting new rental developments. Through our Mayor's Housing Taskforce, we have taken significant actions to boost the housing supply in Mississauga, especially the building of new purpose-built rental units. However, we are concerned that the Act as currently written may undermine these efforts.

In 2025, the City of Mississauga provided formal feedback on the legislation through Ontario's Regulatory Registry. However, following correspondence and a deputation from Mississauga Community Legal Services on January 14, 2026 (attached), we would like to reiterate our concerns and recommendations.

Carolyn Parrish, Mayor of Mississauga, 905-896-5555
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LTB Processing
The changes in Bill 60 fail to address the reduction of LTB backlogs that plague the system. As its reporting notes, the LTB takes too long to schedule hearings and render decisions – 5-6 weeks for illegal lockouts and 3 months for non-payment of rent. These delays are being abused by irresponsible tenants and landlords alike. Further, the LTB no longer facilitates in-person visits and filing. Stakeholders have repeatedly cited the loss of in-person services which are no longer available province-wide, as a significant barrier in achieving a resolution. With the loss of in-person locations, there is a loss of support and consultation for applicants. Without reinstating in-person meetings, we anticipate that the changes in Bill 60 will lead to more cases at the Landlord and Tenant Board (LTB), resulting in even more delays.

Tenant Protection
Regarding reducing the time for tenants to pay rent arrears from 14 days to 7 days before an eviction hearing limits, we would request that the LTB consider several issues under section 83:

- Delaying or denying evictions.
- Shortening the appeal period from 30 days to 15 days.
- Imposing financial barriers on tenants before they can raise issues like disrepair or safety concerns.
- Eliminating the one-month rent compensation for "landlord's own use" (N12) evictions when four months' notice is provided.

All will have a direct effect on key tenant rights. These amendments will lead to higher rates of evictions and renovictions, particularly affecting vulnerable low-income residents.

Tenants rely on these protections to maintain housing stability amid increasing rents. Thirty percent of Mississauga's households are tenants and 30% of those are either low or very low-income households in precarious living situations needing security of tenure. The average rent in Mississauga's primary rental market has increased by 42% over the last 7 years. The City therefore requests a pause on the RTA amendments in a time of extreme economic uncertainty.

Impacts on Homelessness and Shelter Capacity
Homelessness is growing at an alarming rate across Ontario, with over 85,000 individuals affected province-wide (AMO). In Mississauga and Peel Region, shelters are operating at over 100% capacity, contributing to increased encampments and homelessness. The Region's Centralized Waiting List has increased by 32% since 2020, indicating a dire need for support and the provision of more non-market housing.

Mississauga is concerned that the new provisions of the act will generate more evictions, strain shelter systems further, and directly lead to higher rates of homelessness requiring local governments to manage the fallout through expanded emergency responses. The province has not provided clarity on how these changes will be regulated, such as the specific limitations on section 83 arguments, or factors requiring arrears payments, before addressing tenant concerns.
We believe the province, not municipalities, should bear a greater share of the costs for any increased demands arising from these amendments.

Conclusion
In light of these concerns, we urge the province to pause the rental housing amendments in the Act to allow for further public consultation. The province can also investigate ways to strengthen landlord protections through better enforcement of existing regulations and by continuing to improve the efficiency of the LTB.

We ask for more collaboration on the regulations in the Act and support for municipal efforts to address the resulting challenges. Housing affordability – including within the rental market – remains an issue in Mississauga. The City of Mississauga is and has been a leader in using available legislative tools to support the delivery of new rental housing, protecting existing rental stock as well as ensuring support for renters. Our staff is available to meet with yours to discuss our concerns and attempt to work out solutions.

Sincerely,



Carolyn Parrish
Mayor of Mississauga

Cc., Geoff Wright, CAO (Mississauga)
Hon. Nina Tangri, MPP & Minister of Small Business,
Hon. Natalia Kusendova, MPP & Minister of Long-Term Care,
Deepak Anand, MPP
Sheref Sabawy MPP,
Rudy Cuzzetto, MPP
Silvia Gualtieri, MPP
Mississauga Community Legal Services