Attachment C: Data Analysis

Landlord Tenant Board Eviction Data

In July of 2023, staff requested available data on evictions which had been processed by the Landlord Tenant Board (LTB) from 2017 to the present day to inform the development of a rental replacement by-law. This included N12 (Landlord, Purchaser or Family Member moving in), N13 (Demolition or Repair), and T5 (Termination in Bad Faith submitted by a tenant) applications that had been reviewed over that period. In March 2025, staff requested updated data to fill in the gap between July 2023 and the present day. This combined data is provided in Table 1 below.

Table 1 - Landlord Tenant Board N12, N13, and T5 Eviction Data

Year	N12	N13*	T5
2017	134	15	5
2018	32	10	15
2019	67	21	4
2020	49	7	4
2021	76	17	5
2022	132	28	27
2023	103	57	32
2024	94	60	29
Jan 1, 2025 – March 31, 2025	11	16	4

*The data source includes N13 issued for evictions related to demolition, change-in-use, and renovation repair, and does not distinguish between these.
**These summary values that have been provided by the LTB are separate from the aggregate values provided in the raw data that staff have reviewed. There are some discrepancies from what is shown here, and in the analysis below, which is likely the result of the removal of records without applicable forms, and potential repeat applications.

The data provided from 2022 and 2025 included a greater level of detail, which staff was able to cross reference between the different application types and compare building permit data over the same period. Staff have chosen to review this aggregate data as it was provided by the LTB to ensure consistency and avoid any omitted values.

Of the 144 T5 records received over this time period, 33 aligned with either an N12 or N13 in the same unit or building. This data might be limited due to the potential for buffer period between the initial eviction filing, and the submission of a T5 to the Landlord Tenant Board. For example, a T5 filed in 2022, might be in response to an N12/13 filed in 2021, when our data was less comprehensive.

Attachment C: Data Analysis

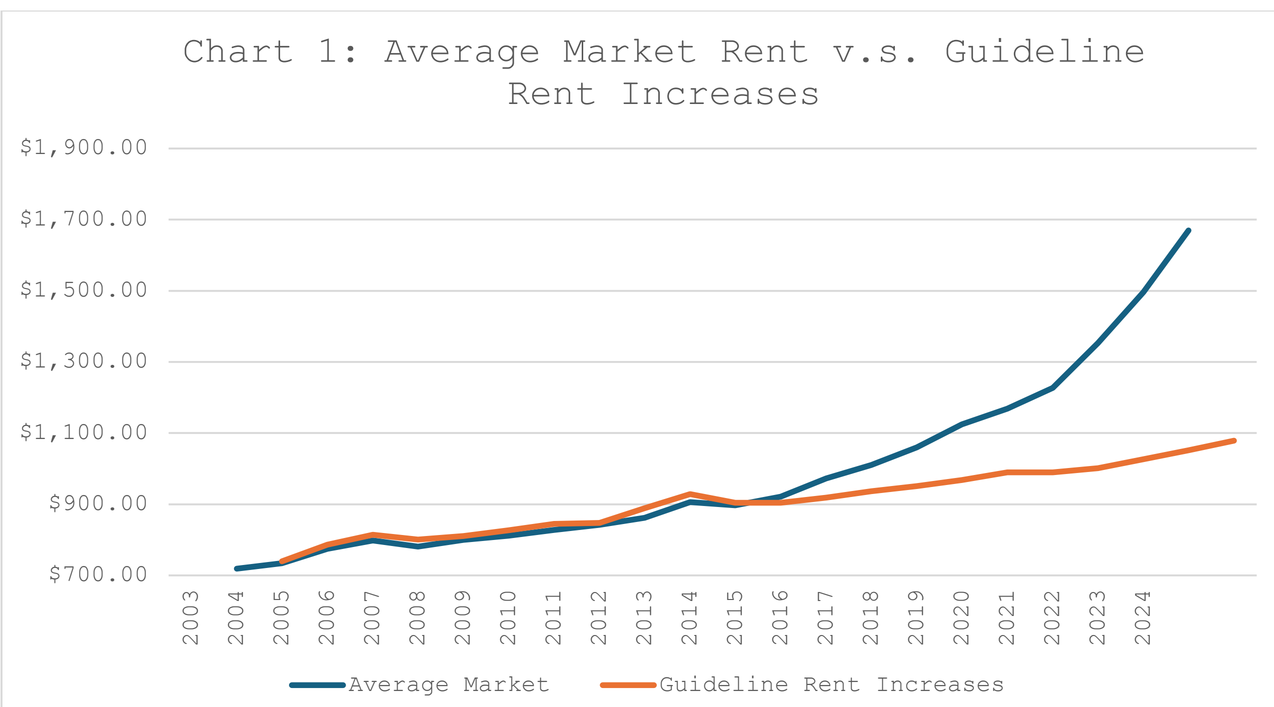
Over this period, 300 building permits were applied for and considered for renovations to multiple dwellings. This includes permits which were closed, cancelled and issued. Of these, there were 43 instances where addresses listed in the eviction data matched the addresses of a building permit. 41 of these instances were N13 evictions, which when compared to the total of 162 N13s during this period, results in a 25.3% correlation.

While the exact characteristics of the units referenced in this data are not explicitly stated, some can be assumed based on the associated verbiage to be of a smaller scale. For example, words like "upper", "lower", "main", "basement", "rear" and “bedroom” were found to be commonly used to refer to units that might be additional dwellings. This search resulted in 87 listed N12, N13, and T5 LTB reports (13% of all records). Of these, the majority were N12 (62), followed by N13 (13) and T5 (12).

Market Rent Analysis

Staff are aware that there are likely external macroeconomic conditions which have contributed to the rise and fall of certain types of evictions over the years, however this level of analysis was beyond the scope and resources of this study. The following provide a high-level overview and comparison of available data on average market rent and the permitted percentage increase guidelines was reviewed from 2003 to 2024.

Chart 1 below outlines the relative consistency between market rent, and the anticipated increase where the rent guideline was applied to the 2003 baseline. The divergence in the two data streams becomes apparent from 2015 onward. Prior to 2015 average market rent was relatively consistent with annual guideline increases. From 2015 onward, the average market rent has increase much more quickly than rents with only guideline increases applied.



Attachment C: Data Analysis

Staff's analysis of this data helps us to confirm that average market rent is increasing substantially faster than permitted by guideline increases where rent controls apply. For example, for a tenant living in a unit since 2015 this could represent a 2025 rent that is more than $600 a month less than if the unit was rented at an average market rent ($7500 annually). This is a substantial difference and can lead one to understand why an economically driven landlord may seek to increase rents by any means necessary.