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COVID-19 & Residential Tenancies (as of March 27, 2020)

This is a collection of information on what the Province of Ontario is doing or intending to do for residential tenancies in dealing with the fallout of the COVID-19 crisis:

NOTE: Despite Premier Doug Ford's announcements to protect residential tenants, *No formal policy details have yet been unveiled by the government.*

Summary:

1. March 19, 2020: Ford announces suspensions of all evictions;
2. March 19, 2020: LTB suspends all hearings relating to eviction applications, the issuance of eviction orders etc...
3. March 26, 2020: The Government of Ontario issued an Emergency Order suspending limitation periods and procedural time periods relevant to tribunal proceedings;
4. March 26, 2020: Doug Ford announced that Ontario tenants who don't pay rent on April 1st won't be evicted, but this is only for emergencies. Premier Doug Ford's point is that people should not have to decide between paying rent and putting food on the table.

Details of the above 4 points

March 19, 2020 – Premier Doug Ford's Announcement:

Premier Doug Ford announces suspension of all residential evictions until further notice. During this announcement, Premier Doug Ford said he doesn't want Ontario residents to worry about how they're going to make rent this month.

March 19, 2020 - Landlord Tenant Board (as per LTB website)

As the COVID-19 situation continues to evolve, Tribunals Ontario is taking action to safeguard the health and well-being of all Ontarians, while continuing to ensure access to justice. The Landlord and Tenant Board (LTB) has reviewed the appropriate approach to conducting hearings and until further notice **the LTB is suspending:**

- All hearings related to eviction applications, unless the matter relates to an urgent issue such as an illegal act or serious impairment of safety; and
- The issuance of eviction orders, unless the matter relates to an urgent issue such as an illegal act or serious impairment of safety.

Hearings related to eviction applications will not be scheduled at this time.

All incoming applications will continue to be processed. Hearings for matters not relating to evictions will proceed by the most appropriate means (telephone or written hearing) and orders for these matters will be issued.

Tribunals Ontario is actively monitoring COVID-19 developments and will update our policies based on advice from the Ministry of Health, Chief Medical Officer of Health and public health officials to protect Ontarians.

March 20, 2020 – Emergency Order - Province of Ontario Suspending Limitation Periods:

On March 20, 2020, the Government of Ontario issued an [Emergency Order](#) (O.Reg. 73/20) under the Emergency Management and Civil Protection Act.

March 26, 2020 - Landlord and Tenant Board implements suspension of limitation periods:

The emergency order suspends limitation periods and procedural time periods relevant to tribunal proceedings, like the Landlord Tenant Board Proceedings, retroactive to March 16, 2020.

If current and / or new parties are not able to meet a timeline, such as submitting an application or filing documents, Ontario Tribunals will now allow parties to do so at a later date.

Ontario Tribunals are continuing to deliver services across the province. Most tribunals are continuing to have hearings, mediations, and case conferences by teleconference or in writing, while some tribunals are rescheduling matters to later dates.

Parties are advised that: *“If you are not able to proceed with a matter, please contact the tribunal to reschedule. If you are not able to attend a proceeding by teleconference or in writing, the tribunal will be able to reschedule the matter to another date.”*

March 26, 2020 – Premier Doug Ford’s Announcement:

Ontario tenants who don’t pay rent won’t be evicted, but Doug Ford says not paying is only for emergencies.

No formal policy details were unveiled but the Premier said the government will ensure no Ontarians will be evicted solely because they didn’t pay rent because of COVID-19.

“If you can’t pay rent and you’re in an absolute crisis, then you don’t have to pay rent” says Ford. “If you have a job then we expect you pay rent, this is for the people that just can’t afford it.”