

# EVICTION CRISIS In Social Housing

*A pipeline to homelessness.*

Analysis of Evictions from  
Social Housing  
**2020 - 2025**

Presented by:

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NEIGHBOURHOOD  
ASSOCIATION**



# Data Released by Toronto Community Housing

## TCHC Eviction Data released - Jan 5<sup>th</sup> 2026

Toronto Community Housing

CALENDAR YEAR	2020	2021	2022	*2023	2024	Jan 1 - Oct 31 2025
Total Households	55,030	54,719	41,013	41,108	40,904	40,932
Total Evictions (Number of households)	86	45	126	162	237	391
Tenant Evictions (non-arrears)	47	35	71	83	90	133
Tenant Evictions (arrears)	39	10	55	79	147	258

**\* 2023 was the year the moratorium was lifted.**



# Tribunals Ontario

## Licence Appeal Tribunal

# Data Released by Tribunals Ontario

## TCHC Eviction Data released - Jan 22<sup>nd</sup> 2026

CALENDAR YEAR	2020	2021	2022	* 2023	2024	2025
Total Households	55,030	54,719	41,013	41,108	40,904	40,932
Total Evictions (Number of households)	NA	NA	NA	624	610	541
Number of Applications for Evictions (# of households)	205	398	687	792	741	674
Number of applications resolved through mediation or ADR (including consent orders)	33	106	94	77	63	100

\* 2023 was the year the moratorium was lifted.

# TCHC Evictions Data released by Tribunals Ontario through FIPPA - January 22<sup>nd</sup> 2026.

File No. LTB-25-033-F – Attachment

For applications by Toronto Community Housing Corporation:

	Jan 1, 2020 to Dec 31, 2020	Jan 1, 2021 to Dec 31, 2021	Jan 1, 2022 to Dec 31, 2022	Jan 1, 2023 to Dec 31, 2023	Jan 1, 2024 to Dec 31, 2024	Jan 1, 2025 to Dec 31, 2025
Number of applications	205	398	687	792	741	674
Number of eviction orders	N/A	N/A	N/A	N/A	N/A	N/A
Number of dismissed applications	N/A	N/A	N/A	N/A	N/A	N/A
Number of withdrawn applications	26	38	52	70	53	25
Number of denied applications	N/A	N/A	N/A	21	15	8
Number of applications resolved through mediation or ADR (including consent orders)	33	106	94	77	63	100



The Landlord and Tenant Board (LTB)'s case management system does not track the outcomes of hearings, including whether an eviction was ordered, in part due to the wide variety of orders made at hearings. They are not simply eviction granted or denied.

Many different types of outcomes are possible. For instance, most eviction orders issued by the LTB respecting rent arrears are voidable. This means that the order gives the tenant the option of continuing the tenancy if the tenant pays all of the arrears and any ordered costs by the deadline specified in the order. If the tenant makes the required payment and voids the order, they cannot be evicted, and the tenancy continues. The LTB is not informed of whether the tenant voids the order or vacates the rental unit after the order has been issued. Accordingly, the number of orders issued by the LTB that include eviction provisions would not correspond to the actual number of evictions.

Also, the Number of denied applications were not tracked from 2020 to 2022.

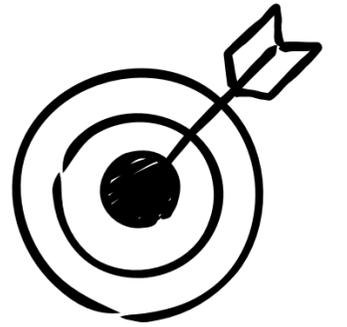
# TCHC Eviction Data released - Jan 5<sup>th</sup> 2026 Before & After Moratorium on Evictions.

Measure	2015	2016	2017	2018	2019	2020*	2021*	2022*	2023	2024	Jan 1 - Oct 31 2025
Total Households	55,250	55,022	55,132	55,039	55,445	55,030	54,719	41,013	41,108	40,904	40,932
Total Evictions (# of hh)	246	284	310	262	225	86	45	126	162	237	391
Eviction rate	0.45%	0.52%	0.56%	0.48%	0.41%	0.16%	0.08%	0.31%	0.39%	0.58%	0.96%
Tenant Evictions (non-arrears)	42	84	109	102	117	47	35	71	83	90	133
Tenant Evictions (arrears)	204	200	201	160	108	39	10	55	79	147	258

\*COVID related evictions for arrears moratorium in place

Source: TCHC Submission to CTV News - January 5<sup>th</sup> 2026.

# EVICTION From Social Housing



**From 2020 - 2025: “Even using TCHC’s own data, evictions have exploded, while the number of households has gone down.”**

- Evictions from social housing have increased by more than **100%** in just two years, alongside the persistence of “**hidden evictions**,” including coerced lease removals and informal displacement that never appear in official statistics.
- Evictions trigger homelessness, family separation, and long-term trauma.
- **Social Housing evictions are preventable.**
- **2023 was the worst year for TCHC tenants.**

👉 This is a **policy choice**.

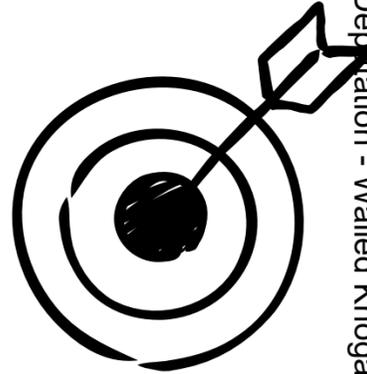
Eviction

**Moratorium Now!**



**Eviction**

**Moratorium Now!**

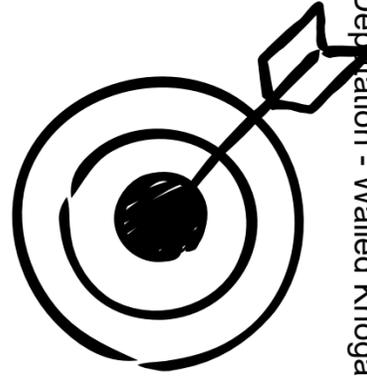


**We are Calling for an immediate City-Wide  
Moratorium on Evictions from Social Housing.**

**City Council must take a clear and  
principled stand against  
homelessness by implementing an  
immediate moratorium on evictions  
from social housing.**



# The Empowered Tenants Survey!



**EMPOWERED  
TENANTS  
PROJECT**



**Deadline:  
March 16th, 2026**

- 17 questions
- 13 languages
- \$50 raffle prizes.

**<https://bit.ly/etpsurvey26>**



**Toronto Tenants**  
EMPOWERED TENANTS PROJECT

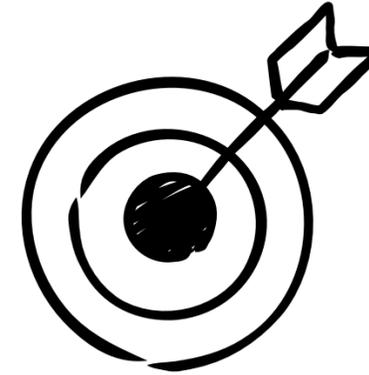
The Empowered Tenants Project invites you to share your experiences accessing resources and navigating challenges as a tenant in a short survey - a few minutes of your time and feedback can help strengthen tenant protections across Ontario!

Sign up to learn more about the Empowered Tenants workshops for a chance to receive a \$50 gift card!

Survey closes on March 16<sup>th</sup>, 2026!

**We Want to Hear From You!**

# Final Remarks



**Social housing** is intended to provide **permanent stability** for people with the lowest incomes and highest needs. Increasingly, however, it is functioning as a **pipeline to homelessness**. That is not a failure of tenants,

**It is a failure of policy.**

The tragic death of a senior highlighted in the **Al Gosling** Inquiry is a stark reminder of what is at stake. Eviction is not an administrative outcome; it is a life-altering event that can have fatal consequences, particularly for seniors, people with disabilities, and those living in poverty.

<https://bit.ly/etpsurvey26>



# Summary of Facts and Percentage Increases.

***42% of TCHC tenants identify as Black!***

(Based on FIPPA Disclosure LTB-25-033-F – Access Decision dated January 22, 2026)

## 1. 2023 – Highest Post-Moratorium Evictions on Record

- Evictions recorded by Tribunals Ontario (2023): **624**
- Evictions publicly reported by TCHC (2023): **162**
- Difference: **462** additional households

Percentage Increase:

$(462 \div 162) \times 100 = \mathbf{285\%}$  higher than what was publicly reported.

## 2023 - A Bad Year for Tenants



# Summary of Facts and Percentage Increases.

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**(Based on FIPPA Disclosure LTB-25-033-F – Access Decision dated January 22, 2026)**

## **2. 2023 – Lowest Use of Mediation / ADR**

- Applications resolved through mediation or ADR (including consent orders) in 2023: **77**

➔ This marks the **lowest** use of alternative resolution mechanisms following the lifting of the eviction moratorium, during the same year that evictions reached their peak.

## **2023 - A Bad Year for Tenants**



# Summary of Facts and Percentage Increases.

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## 3. 2025 – Reporting Gap (January 1 – October 31)

- TCHC publicly reported evictions (Jan 1 – Oct 31, 2025): **391**
- Tribunals Ontario data for the same period: **541**
- Difference: **150** additional households

Percentage Increase:

$(150 \div 391) \times 100 = \mathbf{38\%}$  higher than publicly reported.

Tribunal data indicates substantially more eviction outcomes than reflected in public reporting.

## 2025 - Reporting Gap



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## 4. Racial Equity Context

- Without race-disaggregated eviction data, it is not possible to assess whether eviction outcomes disproportionately affect Black tenants.
- Given the scale of the discrepancies and Toronto's documented racial housing inequities, transparent and disaggregated reporting is essential to understand potential systemic anti-Black impacts.

## Systemic Anti-Black Racism

# Summary of Facts and Percentage Increases.

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- **2023** was the worst post-moratorium year for TCHC tenants, with **624** evictions recorded.
- Evictions were **285%** higher than publicly reported for **2023**.
- Partial **2025** reporting reflects a **38%** discrepancy.
- Mediation and ADR use declined during the period of highest eviction impact.
- The absence of **race-disaggregated** eviction data limits accountability and equity analysis.

## Overall Findings

# Contact Us

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