



November 14, 2025

SOLO Welcomes Bill 60 as a Positive Step Toward Restoring Balance in Ontario's Rental Housing System

Toronto, Ontario — Small Ownership Landlords of Ontario (SOLO) welcomes the introduction of *Bill 60, Fighting Delays, Building Faster Act, 2025* (Bill 60) as a meaningful and necessary step toward creating a fairer and more efficient residential housing system in Ontario.

For years, small housing providers have faced growing challenges due to delays and systemic inefficiencies at the Landlord and Tenant Board (LTB).

In the most recent reporting period, landlords filed 78,000 applications with the LTB, representing **88.6 per cent of all applications**, 60 percent of which were related to non-payment of rent. By contrast, tenants filed just 10,000 applications. These figures highlight an ongoing imbalance in the system that disproportionately affects small landlords, most of whom own just one rental unit and collectively provide 30 percent of Ontario's rental housing stock.

"The current system is pushing small landlords out of the rental market," said Kevin Costain, SOLO Chair. "With rising costs, prolonged LTB delays, vacancy-related taxes, and an imbalanced residential housing system in Ontario, many small landlords are selling or investing elsewhere. Bill 60 sends a strong signal that the government is listening and taking meaningful action."

SOLO supports key measures in Bill 60 aimed at reducing delays, strengthening fairness, and improving access to justice for both landlords and tenants, including:

- Limiting new issues raised at hearings unless at least 50 percent of arrears is paid.
- Shortening review-request timelines from 30 days to 15 days.
- Defining the circumstances that qualify as "persistent" late payment of rent.
- Increasing enforcement resources to reduce order-execution delays.
- Simplifying forms and clarifying the rights and responsibilities and including language that emphasizes the seriousness of an eviction notice, encouraging tenants to address rent arrears.
- Increasing access to LTB decision orders with the aim of providing greater access and transparency of its decisions.



In addition to Bill 60, SOLO further encourages the government to make **Alternative Dispute Resolution (ADR)** mandatory for rent-arrears cases. Early mediation and summary-judgment options could resolve most disputes within 60 to 90 days, reducing costs, easing backlogs, and restoring trust in the system.

“Bill 60 is a welcome and long-overdue step toward restoring balance,” said Costain. “By modernizing the LTB process and supporting fair, efficient dispute resolution, Ontario can protect both tenants and the small landlords who provide a significant amount of its rental housing.”

SOLO looks forward to continuing to work with the Government of Ontario and all parties to ensure that housing policy reforms remain fair, practical, and effective for everyone who calls Ontario home.

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About SOLO

Since 2020, Small Ownership Landlords of Ontario (SOLO) has been supporting our more than 8,500 small-scale housing providers—our members—to navigate the residential housing system in Ontario and advocating for fair, effective policies that recognize the vital role small landlords play in providing quality rental housing.

Over the past five years, we have seen the residential housing system break-down, with long delays at the Landlord and Tenant Board (LTB) creating the rise of “professional tenants” and related online groups, creating an unfair system for small landlords in Ontario.

Please contact us if you would like to continue the conversation at solo@solo.ca or sign-up for our newsletter at <https://news.solo.ca>.