



RELATED DOCUMENTATION

Legislation	Housing Services Act, 2011 (HSA) Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) Residential Tenancies Act, 2006 (RTA)
Collective Agreement	
Forms	
Policies	
Other Resources	

1.0 PURPOSE

London & Middlesex Community Housing (LMCH) is committed to promoting successful tenancies while ensuring that all tenants can live in safe, healthy, and harmonious communities. The Eviction for Cause Policy establishes LMCH's approach to addressing tenant behaviors that may negatively impact others and outlines the circumstances under which eviction may be pursued in accordance with the Residential Tenancies Act, 2006 (RTA).

In implementing this policy, LMCH upholds individual rights under the Ontario Human Rights Code (the Code) and ensures that all tenants have a fair opportunity to maintain their housing while balancing the well-being of the broader community.

2.0 SCOPE

This policy applies to all LMCH residential tenants, occupants, visitors, and guests in both rent-geared-to-income (RGI) and market rent units. Tenants are responsible for the conduct of all individuals they invite onto LMCH properties.

This policy specifically addresses grounds for eviction under the RTA, including but not limited to:

- Substantial interference with the reasonable enjoyment, rights, interests, or privileges of others or the landlord
- Damage to property
- Illegal acts; and
- Impairment of safety

This policy does not apply to eviction cases related to:

- Non-payment of rent (arrears)



- Fraud or misrepresentation of income
- Unauthorized occupancy or illegal subletting
- Ceasing to qualify for social housing; or
- Evictions related to demolition, conversion, major repairs, or sale of the property

3.0 POLICY STATEMENT

LMCH will manage all tenancies in accordance with:

- The Residential Tenancies Act, 2006 (RTA)
- The Ontario Human Rights Code (Code)
- The terms of the tenancy agreement (Lease); and
- LMCH policies, procedures, standards, and protocols, including but not limited to:
 - Tenant Code of Conduct
 - Tenant Complaint Process

LMCH recognizes the significant impact an eviction can have and will pursue it only when legal grounds exist and when alternative resolution methods have been exhausted.

4.0 VALUES

LMCH, its staff, and its tenants are committed to fostering a safe, respectful, and inclusive community. When making decisions about service of eviction notices, LMCH will:

- Uphold human rights and fair treatment by ensuring all tenants are treated with dignity and without discrimination.
- Ensure LMCH provides a safe and harassment-free workplace, ability for staff to perform their duties without fear of harm, and a respectful environment for all interactions with tenants and stakeholders.
- Recognize the tenant has responsibility for maintaining their housing and contributing to a positive living environment.
- Acknowledge tenant vulnerabilities, such as mental health challenges or disabilities, and provide appropriate accommodations under the Ontario Human Rights Code.
- Make decisions on objective and reliable information, ensuring a fair assessment of complaints and evidence.

5.0 STANDARDS

LMCH will ensure that any pursuit of termination for cause adheres to the following standards:



- Evidence-Based Decisions: LMCH will gather sufficient, relevant, and objective facts to support applications to the Landlord and Tenant Board (LTB).
- Tenant Engagement: LMCH will discuss concerns with the tenant before filing an application with the Landlord and Tenant Board unless circumstances make it unreasonable or inappropriate.
- Clear Communication: LMCH will issue appropriate notices of termination, clearly outlining the behavior or violation(s) leading to the notice.
- Access to Support Services: Tenants will be informed of available legal aid clinics, translation services, and social supports when served with a Notice to Terminate a Tenancy.
- Eviction Prevention Efforts: LMCH will explore alternative resolutions such as mediation, behavioral agreements, and referrals to community services as appropriate.
- Time Limitations: LMCH will not pursue eviction for incidents that occurred more than three (3) years prior unless:
 - The behavior is part of an ongoing pattern that continues to affect the community
 - Similar or related incidents have occurred since the original event
 - LMCH was unaware of the original incident, and it had significant community impact; or
 - Other compelling circumstances justify reconsideration.

6.0 APPLICABLE LEGISLATION AND REGULATIONS

This policy aligns with the following legislation and regulations:

- Housing Services Act, 2011 (Ontario) – Governs social housing providers in Ontario, including rent-geared-to-income calculations and housing program requirements.
- Residential Tenancies Act, 2006 (Ontario) – Outlines tenant and landlord rights and responsibilities, including rules regarding evictions.
- Ontario Human Rights Code, R.S.O. 1990, c. H.19 – Outlines the right to be free from discrimination in five parts of society (Employment, Housing, Services, Unions and Vocational Associations and Contracts).
- Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) – Governs the collection, use, and disclosure of tenant information.

By implementing this policy, LMCH aims to balance tenant rights with community safety, ensuring a fair and transparent process which prioritizes alternative resolutions to eviction where appropriate.



7.0 DOCUMENT CONTROL

Date Drafted	January 31, 2025
Date Approved	April 17, 2025
Date Revised	N/A
To be reviewed	Every Three (3) Years
Inquiries to Policy Owner	Director of Tenant Services