

Legislative  
Assembly  
of Ontario



Assemblée  
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# Bill 244

**An Act to amend the Residential Tenancies Act, 2006  
with respect to evictions during the COVID-19 pandemic**

**Co-sponsors:**

Ms S. Morrison

Ms J. Bell

**Private Members' Bill**

1st Reading      February 16, 2021

2nd Reading

3rd Reading

Royal Assent



**An Act to amend the Residential Tenancies Act, 2006  
with respect to evictions during the COVID-19 pandemic**

Her Majesty, by and with the advice and consent of the Legislative Assembly of the Province of Ontario, enacts as follows:

**1 The *Residential Tenancies Act, 2006* is amended by adding the following section:**

**Evictions and writs of possession during the COVID-19 pandemic period**

**7.1** (1) Despite any other provision of this Act except subsection (2), during the COVID-19 pandemic period,

- (a) the Board shall not issue an order evicting a tenant;
- (b) the Superior Court of Justice shall not issue a writ of possession removing a person from their place of residence; and
- (c) no person shall attend at a residential premises for the purposes of enforcing,
  - (i) an order evicting a tenant under this Act, or
  - (ii) a writ of possession issued by the Superior Court of Justice removing a person from their place of residence.

**Exception**

(2) Subsection (1) does not apply if the Board or Superior Court of Justice, as the case may be, determines that an order or writ should be made or enforced for health and safety purposes.

**Declaration of end of the COVID-19 pandemic**

(3) The Chief Medical Officer of Health, as defined in subsection 1 (1) of the *Health Protection and Promotion Act*, shall make a written declaration that the COVID-19 pandemic has ended when the Chief Medical Officer of Health is of the opinion that the risks associated with COVID-19 in Ontario have decreased such that the pandemic has ended in Ontario.

**Definition**

(4) In this section,

“COVID-19 pandemic period” means the period starting on the day this section comes into force and ending on the day that is 12 months after the day the Chief Medical Officer of Health makes a written declaration under subsection (3).

**Commencement**

**2 This Act comes into force on the day it receives Royal Assent.**

**Short title**

**3 The short title of this Act is the *No COVID-19 Evictions Act, 2021*.**

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EXPLANATORY NOTE

The Bill amends the *Residential Tenancies Act, 2006* to add a new section 7.1. Subsection 7.1 (1) provides limitations on issuing and enforcing eviction orders under the Act and writs of possession during the COVID-19 pandemic period. Subsection 7.1 (2) provides for the circumstances in which subsection 7.1 (1) does not apply. Subsection 7.1 (4) provides a definition of the COVID-19 pandemic period.