



SUMMARY OF SURVEY RESULTS

Building Emissions Performance
Standards (BEPS) and Equity Impacts

WHO

RESPONDED?

43 participants

from community legal clinics, social service agencies, tenant advocacy groups, climate/energy organizations, and community groups.



66%

Majority: **Community legal aid and specialty clinics (66%)**, plus social services, advocacy groups, and tenant organizations.

AWARENESS & CONCERNS

ABOUT BEPS

40%

had never heard of BEPS before; **another 40%** were only somewhat familiar.

- **Energy retrofits used for displacement:** 24% reported landlords frequently used retrofits for renovictions or rent hikes; 47% said occasionally.
- **Tenant protection concerns:**
 - 59% were very concerned landlords will exploit BEPS retrofits.
 - 82% felt **laws don't sufficiently protect tenants.**
- **Homeowners:** 46% were very concerned low-income owners could be harmed by scams or unaffordable upgrades.



The City of Toronto needs to prioritize specialty and community legal clinics in their BEPS education and engagement efforts since they offer essential frontline services to tenants.

RISKS FOR

VULNERABLE GROUPS

For Tenants

- Relocation difficulties, financial strain, lack of affordable temporary housing, legal navigation issues, literacy/language barriers, elder abuse risks.

For Vulnerable Homeowners

- Fear of scams, difficulty accessing financing, lack of program clarity, and technical/legal complexity.



Energy retrofits without adequate protections pose real and perceived risks for both tenants and vulnerable homeowners.

BARRIERS TO INFORMATION



For Tenants

- Lack of clear legal guidance, language barriers, fear of landlord retaliation, literacy challenges, limited financial support to challenge rent hikes.

For Vulnerable Homeowners

- Confusion about available supports, scams, technical/legal jargon, and upfront cost barriers.

CURRENT

SUPPORTS

For Tenants

- Legal advice on renoventions/AGIs (83%), advocacy for stronger protections (66%), public education campaigns (69%).
- Few receive direct representation in disputes.

For Vulnerable Homeowners

- Limited support—mostly **navigation of energy programs** (41%) and some education. Many said “**none**” or “I don’t know.”



Current supports, tools, and resources are inadequate for addressing the risks faced by vulnerable groups from BEPS-related retrofits.

ORGANIZATIONAL

PREPAREDNESS

- Only **3% well-prepared** with BEPS knowledge/training.
- **20% not aware of BEPS** and need guidance.
- **26% concerned about BEPS' legal impacts** on clients.
- Majority want **training, resources, plain-language guides, and funding** to organize tenants and build capacity.

PERCEIVED RISKS VS BENEFITS

Biggest risks for tenants (Q17)

1. Rent/utility cost increases
2. Eviction
3. Landlord harassment
4. Construction disruption

Biggest benefits for tenants (Q18)

1. Utility bill savings
2. Improved comfort
3. Health benefits
4. Resilience to extreme weather
5. Reduced GHG emissions
(lower priority vs direct tenant benefits).



Despite optimism that BEPS-related retrofits will benefit tenants, there is a lack of supports, tools, and resources for community legal clinics to help their clients navigate the landscape.

POLICY

PRIORITIES

For Tenants

- Strongest support for: rent freezes, limits on AGIs, relocation assistance, municipal oversight, and subsidies for low-income renters.

For Homeowners

- Top priorities: **no-cost grants**, consumer protections from scams, and community-based technical/legal support.

ADVOCACY & SUPPORT

- **92% would support a campaign** for tenant protections in BEPS (46% actively, 46% endorse only).
- **Most support BEPS in principle**, but with strong protections.
- **61% said training/resources would increase their support.**
- **61% want to stay engaged** in future surveys or focus groups.



Policy wish list: rent freeze, AGI limits, relocation assistance municipal oversight, subsidies for tenants.

KEY

TAKEAWAYS

- High concern that **BEPS could worsen housing insecurity** if protections aren't built in.
- Tenants risk displacement, rent hikes, and exploitation; homeowners risk scams and financial strain.
- Strong demand for **legal protections, public funding, plain-language resources, and tenant organizing support.**
- Broad support for BEPS if **equity and housing protections are prioritized.**



CONCLUSION

Survey findings show a clear tension: while groups recognize real risks and acknowledge limited preparedness around BEPS knowledge and training, they also see strong potential.

With the right support - training, resources, plain language guides, funding to organize tenants, and capacity-building members believe the benefits of BEPS can be unlocked for tenants. At the same time, strong tenant protections against BEPS-related retrofits are essential to ensure these benefits are not undermined.



FOR MORE INFO

■ <https://www.lowincomeenergy.ca/>