



Ministry of **Ministère des**
Municipal Affairs **Affaires municipales**
and Housing **et du Logement**

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FAIR, BALANCED TENANT-LANDLORD LEGISLATION INTRODUCED
McGuinty Government On The Side Of Good Landlords And Good Tenants

QUEEN'S PARK — The McGuinty government is building stronger communities through proposed legislation that would reform the rental housing system and promote a healthy investment climate for Ontario's rental housing market, announced Minister of Municipal Affairs and Housing John Gerretsen.

“The McGuinty government is committed to ensuring Ontarians have a safe, secure and affordable place to live,” said Gerretsen. “That’s why we’ve introduced proposed legislation we believe is balanced and fair, would give tenants, who are often our most vulnerable, more protection while keeping our rental housing market strong.”

The proposed Residential Tenancies Act, 2006 would, if passed, provide better protection for tenants and landlords, ensure fairer rent increases and promote investment in rental housing. The proposed legislation would:

- Eliminate the unfair eviction process, so that every tenant would have an opportunity to go to a hearing or mediation
- Base the annual rent increase guideline on a real cost indicator – the Consumer Price Index
- Ensure tenants receive the benefit of their energy conservation by enabling smart metering in buildings to promote energy efficiency
- Require rent reductions for tenants when utility costs go down, if a unit’s rent had been increased to reflect high utility prices
- Require rent reductions for sitting tenants when a capital expenditure such as a new roof has been paid for
- Disallow all rent increases if a landlord has failed to maintain his/her building
- Create a fast-track eviction process for tenants who vandalize their units or buildings or cause serious problems when the apartment is in the landlord’s home
- Continue to exempt rental units built since 1991 from rent controls, and allow new tenants and landlords to negotiate starting rents for all vacant units.

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The proposed legislation represents the results of extensive consultations held in 10 cities that drew more than 5,000 submissions and reports from stakeholder groups, housing experts, tenants and landlords over the last two years.

“In response to concerns raised by both tenants and landlords, I am working to make the Ontario Rental Housing Tribunal more fair and accessible,” said Gerretsen. “Our government is proposing to change the Tribunal’s name to the Landlord and Tenant Board to reflect this new mandate.”

The proposed legislation is just one way the McGuinty government is addressing the housing needs of Ontario families. Other parts of the government’s integrated strategy to improve the availability, affordability and quality of housing in Ontario with a particular focus to helping vulnerable groups, such as low-income tenants, include:

- \$301 million investment in the Canada-Ontario Affordable Housing Program
- \$50 million per year for the Strong Communities Rent Supplement Program
- \$14 million Rent Bank program.

“The McGuinty government is committed to investing in Ontario’s prosperity,” added Gerretsen. “The proposed Residential Tenancies Act would implement a fairer, more responsive rental housing system that would help build stronger communities across this province.”

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