

Application ID: 19476

Submitted values are:

Bill or item of business: **Bill 184, Protecting Tenants and Strengthening Community Housing Act, 2020**

Choose a topic

Do you know the bill title or business (e.g., pre-budget consultations) you'd like to speak or submit material about?

Yes

Choose an application

Which application would you like to submit?

Submit material only

Which deadline would you like to submit your written material for?

[Written Submissions \(Deadline: Friday, June 26, 2020 at 6:00 p.m.\)](#)

Add your information

Are you submitting material as an individual or on behalf of an organization?

I am submitting material as an individual

Name

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Paste submission

As an advisor to residential tenants and landlords, both, for the past 20 years, I can tell you that the current direction of "tenants' rights" is disastrous for all involved parties. When residential landlords are handcuffed against being able to care for and protect their properties, they will find other ways to protect themselves, such as raising the rent between tenancies and/or screening tenants much more carefully.

As the course developer and instructor of a Real Estate investing course at the University of Toronto, I will share that investors are becoming more and more afraid to invest in residential Real Estate. If they don't continue to provide rental housing options, who will? The various levels of government have shown for decades that they are unable to do so, so why do you continue to punish small residential landlords who would like to provide quality housing options for tenants?

Lastly, PLEASE start differentiating small residential tenants from large ones. A landlord

with one, two, or five houses, duplexes, or triplexes, has very little in common with a REIT which owns and operates thousands of residential units. Please stop painting these two types of residential landlords with the same brush.