

June 12,2020

Standing Committee on Social Policy
99 Wellesley Street West
Room 1405 Whitney Block
Queen's Park,
Toronto, Ontario
M7A 1A2

Attention: Tonia Grannum

By: email : comm-socialpolicy@ola.org

RE: Bill 184

I am writing to provide a submission to the committee on Bill 184.

Specifically I am requesting an additional amendment to the Residential Tenancies Act
Section 43.(1)(c) to read as follows upon amendment:

- be signed by the person giving the notice, or the person's agent authorized in writing
to do so who is authorized under the Law Society Act to do so, and The Board may
require such representation to file a copy of the authorization.

The background to this request is that in 2007 paralegals were licenced by the Law
Society of Upper Canada conjunction that The Act section 185(2) was amended to
include the portion regarding "authority of the Law Society Act" on May 01,2007.

Unfortunately section 43 was not amended and as a result this has caused conflicting
decisions at the LTB and other Courts. I have included Eal-81351-19 which accurately
states the law as it stands today. In a nutshell this means that unless you are licensed
by the Law Society of Ontario or otherwise exempt you cannot provide legal services
which includes selecting, drafting, completing or revising document used in a
proceeding.

It is imperative that this amendment be made so that the Act is consistent with the Law Society Act and to provide clear direction to the Public, otherwise as it now stands hundreds of hours of wasted Court time is being used up unnecessarily because of Section 43.

The Public needs to be protected here, the LSO licensees need to be able to rely on The RTA to state the Law clearly, the Courts need clear and uncontradictory language in the Act.

I thank you taking the time to review this and I am available at your convenience should you have any questions or require additional input

Yours sincerely

A handwritten signature in cursive script that reads "James Moak".

James Moak LLP

jm/jm

c.c. file,