

June 24, 2020

1881515 Ontario Inc.

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

Re Submission to Standing Committee on Social Policy regarding Bill 184, Protecting Tenants and Strengthening Community Housing Act, 2020

Dear Ms. Grannum,

On behalf of 1881515 Ontario Inc., I am pleased to provide our comments to the Standing Committee on Social Policy as it considers *Bill 184, Protecting Tenants and Strengthening Community Housing Act, 2020*.

Our companies and partners have been leaders as stewards in the multi residential sector for two decades. We take a stand for sustainable, safe and harmonious housing for our residents. The current situation is totally unsustainable!

We support Bill 184 as the legislation provides the healthy balance needed to help strengthen relationships between good rental owners and good residents in the sector.

We believe it is prudent for the government to enhance protection for residents in situations where the operator may be looking to skirt the law. The proposed changes aim to reduce misuse of self-use provisions, reduce no fault evictions, increase fines for breaches under the Act and protect tenants from “renovictions”. These are all positive actions that good rental housing providers can get behind.

We also support changes in Bill 184 which make the process fairer and more equitable for all parties. This includes allowing tools for better enforcement of RTA offences, allowing operators to recover costs associated with misconduct by residents and increasing the threshold of evidence to reduce fraudulent complaints.

We also support measures in the bill which serve to increase communication and improve relations between the parties. This includes provisions which encourage negotiated settlements as well as shift disputes away from the Small Claims Court and towards the Landlord & Tenant Board.

Should you have any questions on our submission, please feel free to contact me at rmelo5@cogeco.ca, 613 548 1286.

Sincerely,

Robert Melo
President and COO
1881515 Ontario Inc.
Other Corporations and Associations