



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

Dear Committee Members,

I am writing on behalf of Preston Apartments to express our support for the proposed *Residential Tenancies Act* changes under Bill 184.

Preston Apartments has a rental portfolio of over 1,200 apartment residences in prestigious buildings across the GTA: making us one of Southern Ontario's premier residential rental companies.

I have no doubt that Bill 184 will improve Ontario's rental housing climate for the benefit of both operators and residents who live in rental housing. Minister Clark has done a great job with a package that seeks to address some of the key current issues in our sector.

For the benefit of residents, "renovictions" has been an increasing topic of conversation with stories of bad actors in the sector evicting residents to renovate units and not offering the unit back to the resident at the same price level. This is required by law and changes which serve as a disincentive to this behavior are appropriate in our perspective. Our company also supports provisions which increase penalties for operators who breach the law, including in situations where they claim to evict a tenant for self-use but then place the unit back on the market.

Bill 184 also has proposed changes which improve the operating climate for rental housing providers. This includes streamlining the Landlord and Tenant Board process by removing unnecessary steps such as requiring another hearing for breach of repayment agreements and eliminating duplication in submission of documentation.

The bill also addresses matters of undue costs on rental housing providers by providing the ability to recover costs associated with misconduct by residents and shifting disputes away from a longer and more costly Small Claims Court process and towards the Landlord and Tenant Board.

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.

Sincerely,
Preston Apartments


Gloria Salomon
CEO