

June 26, 2020



**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 Hapfield Developments (1024049 Investments Limited) to express our support for the proposed *Residential Tenancies Act* changes under Bill 184.

We are a small family business that has been in the property rental business since 1966. Mount Forest is a rural community located in the northern tip of Wellington County and is home to our business. We have seventy-three residential units and five commercial units spread over thirteen low-rise buildings: 12 buildings are in Mount Forest and one is located in Paisley. We have built seven of our buildings, converted a school into a ten-unit apartment building and renovated traditional rural Main Street store fronts. We take pride in the quality of our buildings and support both local contractors and the local economy in their operation. We are also most fortunate to have many exceptional residents: many who are seniors and have been with us for years. Bob, our resident with the longest tenure, has been with us for twenty-eight years.

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. We believe there are a large majority of landlords who operate professionally and in the best interests of their residents, and that it is imperative these "bad actors" be penalized.

Bill 184 also has proposed changes which improve the operating climate for rental housing providers. This includes streamlining the Landlord and Tenant Board (LTB) process by removing unnecessary steps such as requiring another hearing for breach of repayment agreements and eliminating duplication in submission of documentation. Historically we have not had a great deal of experience at the LTB, but last year we did participate in LTB hearings for drug related infractions. The lengthy delay to get a hearing date and the process was a source of great fear and concern for our senior residents, and in fact we lost a long standing resident who could not endure the ongoing stress of the disruption in their living environment.

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.

Bill 184 also makes it easier for negotiated settlements to occur. Contrary to some claims, these changes do not allow evictions to occur without a formal process at the Landlord & Tenant Board per our legal review.

As a package, 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. The long term success of housing policy in Ontario must be fair for both to ensure sustainable housing in the future.

Sincerely,

A handwritten signature in black ink, appearing to read 'P.J. McLellan Shaw'. The signature is fluid and cursive, with the first name 'P.J.' being more stylized and the last name 'Shaw' being more legible.

P.J. McLellan Shaw
President
Hapfield Developments
o/b 1024049 Investments Limited