



Ontario
Home Builders'
Association

June 26, 2020

Members of the Standing Committee on Social Policy
99 Wellesley Street West
Room 1405, Whitney Block
Toronto, ON M7A 1A2

Re: Bill 184 - Protecting Tenants and Strengthening Community Housing Act, 2020

The Ontario Home Builders' Association (OHBA) is supportive of the Ministry of Municipal Affairs and Housing's *Housing Supply Action Plan*. The multi-faceted plan that has been extensively consulted on will remove barriers to providing more housing for the current and future residents of Ontario. A healthy housing system exists when a city or region has the right mix of housing choice and supply. The province's *Housing Supply Action Plan* lays the groundwork for more homes to be built, which leads to more choice and affordability. The elephant in the room is that to accommodate forecasted population growth, Ontario needs to significantly increase the supply of new housing built each and every year in communities across the province. The government tells us there will be 2.6 million more [#homebelievers](#) living in Ontario by 2031, meaning we need to build 1 million more homes across Ontario to welcome these [#homebelievers](#).

The *Protecting Tenants and Strengthening Community Housing Act, 2020* (Bill 184) will support provincial objectives to implement the *Housing Supply Action Plan*. OHBA supports the changes to the *Residential Tenancies Act, 2006* as part of Bill 184. Open communication is central to good landlord-tenant relations, and Bill 184 will help strengthen relationship between good landlords and good tenants. The proposed changes provide additional tenant protections and ensure fairness in the process that manages relations between rental housing providers and our residents. They strike the right balance and will support a healthier rental housing environment in the Province of Ontario.

OHBA believes that should this bill move forward several items that were previously identified by OHBA in the 2019 response to MMAH's discussion paper, "Transforming and Modernizing Building Code Services" should be addressed. This consultation did a very good job of identifying ongoing building code administration issues around the consistency of OBC interpretation and application. Bill 184 enables the creation or delegation of a governing body to respond to these issues, however more consultation with the industry and building officials will be required to determine if this new agency is required or if existing mechanism can be improved to respond to the issues established in the Ministry consultation.

Thank you for the opportunity to be consulted in this process. We trust you find our comments helpful and welcome the opportunity to provide the Ministry of Municipal Affairs and Housing and MPPs on the Standing Committee for Social Policy our recommendations on the *Protecting Tenants and Strengthening Community Housing Act, 2020* (Bill 184).

Sincerely,

Joe Vaccaro
CEO

Ontario Home Builders' Association

Copy: Minister of Municipal Affairs and Housing, the Honourable Steve Clark