



PARK PROPERTY
MANAGEMENT INC.

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June 25, 2020

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

**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 Park Property Management Inc. to express our support for the proposed *Residential Tenancies Act* changes under Bill 184.

Park Property Management Inc. was incorporated in 1975. Presently, we manage in excess of 8,500 rental apartment suites, located in Ontario. The majority of the suites are owned by a related group of investors whose philosophy of building management allows Park to operate some of the finest rental buildings in the province.

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 behaviour 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.

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.

Sincerely,

A handwritten signature in blue ink that reads "Margaret Herd". The signature is fluid and cursive, with the first name "Margaret" and last name "Herd" clearly distinguishable.

Margaret Herd
Senior Vice President, Operations & Development
Park Property Management Inc.