

OHBA **ACTIVITY** SUMMARY

This monthly Association summary is distributed to the OHBA Board of Directors as well as all local Presidents and Executive Officers



August 2007

HOT TOPICS

- Ontario Rent Increase Guideline
- G-North Growth Plan
- OHBA Annual Conference
- Lake Simcoe Protection Act
- City of Toronto – Land Transfer Tax
- IBE Seminars

DATES TO NOTE

- IBE – Bill Asdal: August 21
- IBE – J.D. Power - London: August 23
- IBE – J.D. Power - Ottawa: August 28
- OHBA Board of Directors: September 5
- Tarion Awards of Excellence: September 20
- OHBA Annual Conference: Sept 25 – Sept 27

ONTARIO RENT INCREASE GUIDELINE LOWEST IN HISTORY

The rent increase guideline for the year 2008 will be 1.4 per cent, the lowest guideline in the history of rent regulation in Ontario. The 2008 guideline was calculated for the first time under the new Residential Tenancies Act, and is based upon the Ontario Consumer Price Index.

The rent increase guideline is the maximum amount by which a landlord can increase the rent of a tenant without seeking the approval of the Landlord and Tenant Board. Most tenants in Ontario receive an annual rent increase that is at or below the amount of the guideline. The first rent increase guideline was announced in 1975. Guidelines have been calculated each year since, ranging between 1.5 per cent and 8 per cent. The new Residential Tenancies Act took effect on January 31, 2007, creating a new system of rent regulation that includes linking the annual rent increase guideline to the Ontario Consumer Price Index. The 2008 guideline applies to a rent increase that occurs between January 1 and December 31, 2008.

“G-NORTH” – GROWTH PLAN FOR NORTHERN ONTARIO LAUNCHED

The provincial government announced its intention to develop a Growth Plan for Northern Ontario on May 17, 2007. The plan, to be developed under the *Places to Grow Act*, will create a coordinated approach to encourage and support sustainable growth in northern communities.

Under the Places to Grow Act, a growth plan for Northern Ontario will focus on achieving a more sustained pattern of growth, recognizing unique challenges such as stemming youth out migration, creating sustainable regions and improving infrastructure networks.

A 16-member ministers’ table, chaired by the Minister of Northern Development and Mines, has been established to co-ordinate and align resources, policies and investments to support the development and implementation of a northern growth plan. The G-North had its inaugural meeting on June 20. The goal is to have a draft growth plan by the end of the year followed by public consultation.

OHBA ANNUAL CONFERENCE

In 2007 OHBA will be headed to an all new destination in Collingwood for the 2007 Annual Conference in partnership with the Greater Barrie Home Builders’ Association. The OHBA Annual Conference will be held September 25, 26 and 27, 2007. To register for the conference visit www.ohba.ca and click on the conference logo.



GOVERNMENT COMPLAINTS

During the 2006-2007 fiscal year the Ontario Ombudsman office received 20,226 complaints and inquiries, 12,979 were related to government organizations. Attached is a list of the top 5 (Tarion was far below the top ten with only 86 complaints).

- Ontario Disability Support Program – 1,089
- Family Response Office – 992
- MPAC – 916
- Central North Correctional Centre – 703
- WSIB - 669

CITY OF TORONTO – LAND TRANSFER TAX REJECTED BY COUNCIL

The proposed Toronto Land Transfer Tax that would double the provincial land transfer tax rate within the City of Toronto was rejected in a narrow 23-22 vote by Toronto City Council. The proposed tax would have significantly increased the cost of home ownership and generated over \$300 million for the city. Unfortunately the issue has not gone away as council will revisit the Land Transfer Tax along with a Vehicle Registration fee in October. The City of Toronto was granted a number of new taxation powers through the City of Toronto Act, these taxation powers were however not extended to other municipalities when changes to the Municipal Act came into effect at the beginning of the year.

OHBA worked in conjunction with BILD-GTA (formerly GTHBA), TREB and OREA to advocate against the implementation of a municipal land transfer tax that would have hurt both the industry and consumers.

LAKE SIMCOE PROTECTION ACT

If re-elected in October, Premier McGuinty has promised to introduce a *Lake Simcoe Protection Act* to safeguard the lake. The Lake Simcoe Protection Act would be developed and implemented in co-operation with municipalities, conservation authorities, local residents, cottagers, farmers, environment groups, developers, First Nations and the tourism industry. The act would build on the science and planning work already done including the Inter-Governmental Action Plan, Assimilative Capacity Study and Lake Simcoe Environmental Management Strategy. The proposed Lake Simcoe Act would:

- Raise the bar for sewage treatment standards and set strict limits on pollutants such as phosphorous
- Create a governance structure as recommended by the Lake Simcoe Environmental Management Strategy Working Group
- Promote recreational opportunities while protecting the health of the lake

INSTITUTE OF BUILDERS EXCELLENCE PRESENTS: BILL ASDAL

The Institute of Builders Excellence proudly presents Bill Asdal, an expert on a profit-centred way to think about estimating on August 21 at the Westin Prince Hotel (900 York Mills Road, Toronto). To register or learn more about the upcoming seminar please contact OHBA at 1-800-387-0109.

INSTITUTE OF BUILDERS EXCELLENCE PRESENTS: J.D. POWER

The Institute of Builders Excellence proudly presents J.D. Power on August 23rd in London and in Ottawa on August 28th. This event sponsored in partnership by OHBA and both the London HBA and Ottawa-Carleton HBA will focus on understanding & responding to the expectations of your new home buyers. To register or learn more about the upcoming seminar please contact OHBA at 1-800-387-0109.

REMINDERS / AVAILABLE FROM OHBA

- ✓ 2007 OHBA Conference Registration
- ✓ OHB Magazine – Green Issue
- ✓ Ontario Housing Issues Report: March 2007
- ✓ Engine That Drives The Economy
- ✓ OHBA Health and Safety Bulletin
- ✓ Summary of Building Code changes (Part 9)



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