

Annual Report

2025



Ontario Home Builders' Association



About OHBA

Founded in 1962, the Ontario Home Builders Association (OHBA) is the voice of the residential construction industry in Ontario. It represents over 4,000 member companies in the home building, land development, professional renovation and professional services sectors through 26 local chapter associations across the province. OHBA advocates on behalf of its members to key stakeholders, provides member benefits and training, and promotes innovation and professionalism within the residential construction industry.

The residential construction industry contributes 345,000 jobs*, \$26.2 billion in wages*, and \$75.7 billion in investment* to Ontario's economy. It is among the most important sectors both economically and socially in Ontario as the province faces a growing housing crisis.

*Source: CHBA Economic Impact Report

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A Letter from our CEO

2025 has been a defining year for the Ontario Home Builders' Association (OHBA) — one marked by transformational change, stronger services, and decisive advocacy at a time when Ontario's home construction industry faced significant pressures.



Scott Andison
Chief Executive Officer

High taxes, slow municipal approvals, labour shortages, infrastructure underinvestment, and new economic risks, including potential construction material tariffs, have collectively reduced housing starts, increased project risk, raised prices, and threatened tens of thousands of industry jobs.

This year, OHBA responded with action. My focus over the last year and a half has been to reshape OHBA into the organization that all of you said we needed – to bring in the resources necessary to elevate the capacity of the organization to match the economic clout of our industry, to enhance the capacity of our local HBAs in delivering the level of service expected by members on the front lines, and to claim a seat at the tables where decisions are being made that affect our industry.

At the same time, we made a concerted effort to support and strengthen our local HBA's. We knew that we needed to give them the support they needed so they had the tools to excel and to meet the expectations of our members. This support helped to position all HBAs to support a One Voice approach across our industry to ensure government decision makers, partners, and stakeholders understood clearly the message and advice coming from the home construction industry in Ontario. And it's working!

We also reinforced to the government that home construction is a complex system — each policy

A Letter from our CEO

decision influences affordability, supply, labour, cost, financing, and infrastructure delivery. Treating the new home construction industry as a system, rather than a collection of isolated policies remains at the core of OHBA's advocacy strategy.

By putting forward one solid advocacy agenda, supported by our policy committees and engagement at the local HBA level, we generated the movement that was needed for government to adopt a systems approach to our industry, and embrace the needed solutions and changes to begin to undo the damage created by decades of misaligned and ineffective public policies. We have started to see the benefits of this better-aligned approach between industry and government. I remain confident we now have the tools, the knowledge, and the drive to keep moving in this new direction.

This year, OHBA launched the Futures Faster mentorship program, funded by Ontario's Skills Development Fund (SDF), to build stronger workforce pipelines and retention. We advanced system-wide advocacy through Bill 17 and Bill 60, developed an effective and powerful partnership with the Association of Municipalities of Ontario (AMO) and other industry organizations, and continued to collaborate with EnerQuality – now fully owned by OHBA – to better connect training, innovation, and policy in the work of this for-profit company.

In September 2025, OHBA members approved significant interim governance reforms recommended by our Governance Committee. Following an in-depth review of the design and intent of our four Regional Councils that were established in 2019, it was determined that more effective representation across the province could be achieved by electing

representatives by membership size rather than by geography alone. In September 2025 the membership approved replacing the Regional Councils with a representation model based on the size of local associations and adding the remaining two Policy Committee Chairs to the Board, delivering more direct representation and increased policy expertise. These collective changes resulted in a board size of 22 members, down from 23 members established in 2019.

We delivered a revitalized annual conference experience at Blue Mountain that included broader program delivery and insights, launched a new Under 40 Committee to aid in mobilizing our upcoming generations, hosted our Partner & Sponsor Recognition event, and offered a highly successful international housing study tour to Zurich, Switzerland. Across all activities, OHBA reinforced a unified principle: the industry must speak with One Voice – locally, provincially, and nationally. This alignment ensures industry needs are understood by government, partners, and the public.

We will continue to work with our locals and membership to advance alignment with the provincial government and our municipal partners so that homes continue to be built and industry challenges are addressed by key decision makers.

We remain ready to hear member feedback and what our industry needs and are committed to acting on those commitments.

I want to thank our Board of Directors for their leadership in stewarding these reforms and moving the organization forward through defining change.



A Letter from our Chair

The residential construction industry plays a critical role in Ontario's economic health and social stability. We build the homes people depend on, the communities they grow into, and the foundation for future generations.

Today, housing affordability dominates public conversation, while at the same time our industry faces a crisis of consumer confidence. These challenges demand urgent attention, clarity, and action. The homes our province needs cannot be delivered without a strong, informed, and united residential construction sector.

The Ontario Home Builders' Association exists to represent our members with one clear voice: bringing together builders, developers, renovators, trades, suppliers and professionals to advocate for policies that enable housing supply, improve affordability, and support long-term community building.

This is not an easy business. Our industry faces complexity and uncertainty, with too many hurdles standing in the way of getting shovels in the ground. As the Minister of Municipal Affairs and Housing, the Hon. Rob Flack, has acknowledged, "It costs too much, and it takes too long" to build housing. Escalating development charges, taxes, labour and material cost pressures, lengthy approval timelines, and policy uncertainty continue to constrain our ability to deliver the housing Ontario so urgently needs.

OHBA's role is to take these realities and turn them into action. Through advocacy at Queen's Park, informing housing policy, and equipping members with practical tools and information, we ensure that the residential construction community's voice is not



Christina Giannone
Chair

A Letter from our Chair

just heard, but respected. That influence comes from engaged members: within local associations, councils and committees, and in conversations with elected officials. Your active participation strengthens our credibility and reinforces that we, collectively, are a serious partner in solving Ontario's housing challenges.

Turning that influence into results is the work of OHBA. Our focus has been clear and practical: improving affordability, reducing costs and unnecessary red tape, accelerating approvals, and grounding housing policy in real-world experience. Over the past year, we have seen meaningful progress, including the introduction of Bill 17 and Bill 60, which together address affordability and approval timelines. While these steps matter, they are not enough in the current environment.

The pressures we face are real, and the year ahead will not be defined by easy wins. But inaction is not an option. A consistent housing pipeline is essential to our society, to protecting tens of thousands of jobs, and supporting Ontario's broader economy. Ontario needs housing, and our industry knows how to deliver it.

OHBA will continue to push for meaningful change: for tax fairness and for policies that reduce costs, accelerate approvals, and allow homes to be built faster and more affordably. We will be persistent, evidence-based, and unapologetic in advocating for solutions that work.

It is an honour to serve as the 57th Chair of the Ontario Home Builders' Association's Board of Directors. I am proud to work alongside a dedicated Board and OHBA staff team, and I am grateful to everyone who contributes their time, expertise, and passion to advancing our shared priorities.

Together, we will keep showing government and the public that building homes is not the problem, it is the solution. Our industry is not just about bricks and mortar; it is about opportunity, stability, and legacy. And we will continue to build Ontario, not just for today, but for generations to come.



“I can honestly say that the membership of my peers and the incredible, dedicated staff support has provided me and my team the opportunities that we’ve enjoyed over these many years, which has made us the company that we are today, and the one I’m so proud of. Thank you for teaching me and my team, for giving us an opportunity to learn and grow, for picking us up when we failed and for allowing us to be a part of something so much bigger than ourselves. There’s nothing better to provide the value that you get from membership.”

Steve Barkhouse

Amsted Design Build
Greater Ottawa HBA

A Year of Significant Reform and Strong Sector Leadership

The year 2025 brought significant change to Ontario’s housing and planning environment. With affordability pressures mounting, municipal processes becoming increasingly complex, and construction activity slowing, the provincial government introduced a series of legislative and regulatory reforms aimed at restoring momentum to housing delivery.

Throughout this period, OHBA served as a trusted, solutions-focused voice for the residential construction sector in Ontario. Drawing on the expertise of our four policy committees and the experience of builders, developers, renovators, and service professional members across 26 HBAs, OHBA advanced practical, evidence-based recommendations to support housing choice, affordability, and predictability. This report highlights the progress made and the foundation laid for the work ahead.

OHBA’S ADVOCACY APPROACH: Integrated, Member-Driven, and Cross-Committee Approach

In 2025, OHBA strengthened an advocacy model that draws on the full breadth of our membership. Housing issues such as planning delays, servicing constraints, regulatory inconsistencies, and workforce pressures cut across many disciplines, making our committee structure a key asset. It ensures our recommendations are technically sound, grounded in development realities, and reflective of the entire residential

construction sector, including builders, developers, renovators, trades, suppliers, and associate members.

Each of OHBA’s four policy committees played a key role in shaping our advocacy in 2025. The Land Development Committee provided insight into planning bottlenecks, municipal fees, development charges, and implementation challenges under Bills 17 and 60. The Technical Committee contributed expertise on Building Code requirements, green standards, and the impacts of municipal policies that exceed provincial rules. The Regulatory Affairs Committee guided OHBA’s work on warranty reform, compliance, consumer protection, and industry oversight in collaboration with Tarion,

2025 Policy & Advocacy Report

Ministry of Public and Business Service Delivery and Procurement, Home Construction Regulatory Authority, and others. The Renovators Committee added perspectives on renovation market dynamics, permitting challenges, code compliance, and the realities faced by professional renovators across Ontario.

LEGISLATIVE PROGRESS: Bill 17, Bill 60, and System-Level Reform

2025 was a year of substantial legislative change. OHBA is proud to say that much of it directly aligned with recommendations OHBA has championed for several years.

Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025, marked a major step forward in modernizing Ontario's development charge framework, shaped through OHBA's partnership and collaborative work with AMO. Together, both organizations advanced shared recommendations that addressed cost pressures, improved predictability, and ensured municipalities had the tools needed to support growth. The Act also included complementary planning updates to improve clarity and consistency across the province.

At its core, Bill 17 overhauled the DC system through mandatory deferrals to occupancy, elimination of interest, and the lower-of-rate rule. It also gave the province clearer authority to define eligible costs, benefit-to-existing calculations, and local service standards, helping address long-standing concerns about inconsistent municipal practices. The legislation further signalled a need to curb the use of local planning tools to impose standards beyond the Building Code and introduced measures to reduce fragmentation across

Ontario's many planning systems. Taken together, Bill 17 represents meaningful progress toward a more transparent, coordinated, and affordable housing system.

Bill 60, the Fighting Delays, Building Faster Act, 2025, advanced the province's modernization agenda by focusing on servicing capacity and infrastructure delivery. The transfer of water and wastewater authority to lower-tier municipalities in Peel Region, along with the creation of municipal servicing corporations, introduced new financing tools that do not rely solely on development charges. Because water and wastewater services make up roughly 40 percent of DCs, the Peel pilot has the potential to reduce cost pressures and improve project feasibility across the province.

The legislation also moved to standardize and streamline development charges, reduce disputes, and improve transparency, while additional measures such as as-of-right minor variances and expanded ministerial planning authority are intended to speed up approvals. Bill 60 further addressed concerns about enhanced development standards by limiting municipal authority to impose requirements beyond provincial rules, including green roof mandates in Toronto. Together, these reforms reinforce a central message: homes cannot be built without timely, coordinated servicing, and municipal processes must support rather than delay housing delivery.

REGULATORY ENGAGEMENT: Ensuring Policy Works on the Ground

In 2025, OHBA engaged extensively in a high volume of environmental registry postings, regulatory consultations, and technical reviews across multiple ministries. Our submissions addressed issues such as

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official plan streamlining, growth planning updates, minimum lot sizes, enhanced development standards, as-of-right minor variances, warranty and illegal building matters, energy and servicing frameworks, species at risk, excess soils, and Building Code modernization. Each file drew on cross-committee expertise to ensure recommendations were technically sound and grounded in development realities.

A central theme in this work was the need for greater clarity and consistency. Members continue to experience significant variation in how municipalities interpret legislation, apply standards, or integrate environmental and technical policies. OHBA's regulatory engagement focused on reducing that variability, reinforcing the primacy of the Building Code, and supporting a more predictable and efficient approvals environment.

Strengthening Relationships with Government and Sector Partners

A key accomplishment of 2025 was OHBA's ability to connect members directly with policymakers. Regional roundtables across the province brought members together with the Minister of Municipal Affairs and Housing to discuss challenges and policy opportunities, strengthening the link between industry experience and government decision-making. OHBA also engaged regularly with partner ministries, including Public Business & Service Delivery, Environment, Citizenship & Multiculturalism, Energy, Finance, and Labour, reflecting the fact that housing intersects with multiple ministries and policy portfolios.

This work was supported by all four OHBA policy committees, ensuring that the perspectives of

builders, developers, renovators, technical experts, and associate members informed every discussion. OHBA also deepened collaboration with partner associations, including Ontario Professional Planners Institute, Residential Construction Council of Ontario, Ontario Building Officials Association, Ontario Sewer and Watermain Construction Authority, Association of Municipalities of Ontario, and others like Tarion, to identify shared priorities and present a more unified industry voice. These strengthened relationships helped ensure that government received consistent, coordinated messages on the reforms needed to improve approvals, enhance regulatory clarity, and support timely housing delivery across Ontario.

Member Mobilization and Support Across Ontario

With policy activity accelerating, OHBA focused on equipping local associations and members with timely tools and information to navigate ongoing reforms. Briefing notes, Environmental Registry summaries, technical interpretations, and committee updates ensured members had clear guidance and opportunities to provide meaningful feedback.

OHBA also continued to advocate for immediate affordability measures, including renewed efforts to remove the HST on all new homes. This work, undertaken in collaboration with BILD, advanced the issue at both the provincial and federal levels and included a grassroots campaign encouraging members to contact their local MPs and MPPs. The initiative resonated strongly across all committees and HBAs, highlighting the link between affordability, construction viability, and employment stability.

LOOKING AHEAD:

Setting the Standard for 2026

The progress achieved in 2025 has laid important foundations for the year ahead. OHBA will continue advocating for a more modern and standardized planning system, improved servicing and infrastructure alignment, clearer coordination between municipalities and the province, strengthened workforce pipelines, and affordability measures that support both industry viability and consumer access to housing. Our work will continue to draw on the expertise of all four policy committees to ensure land development, technical, regulatory, and renovator perspectives remain central to our policy voice.

Ontario's housing challenges are complex and interconnected, and addressing them requires collaboration, clarity, and sustained leadership. As we move forward, OHBA will remain a pragmatic, credible, and solutions-oriented partner, setting the standard for effective advocacy that supports the full residential construction sector and helps shape Ontario's housing future.

“As someone who never thought it envisioned being in the roles I am now in, it was incredible to be in the room with industry leaders, experts, and conversing with politicians to explain the challenges we were facing in our community. I was blown away at the opportunities that were in front of me thanks to the OHBA. They have continued to offer support to me, my board, my community, and my fellow industry members. Together we are growing awareness, membership, and the power of our voice. You can't fix a housing crisis without hearing the voice of those who are actually involved in building a house.”

Scott Darling

Tamarack Homes
Kingston HBA



Government Relations Wins



BILL 17, PROTECT ONTARIO BY BUILDING FASTER AND SMARTER ACT, 2025

Reigning in development charges (DCs), standardizing the municipal approvals process and re-establishing the presiding role of the Ontario Building Code

BILL 46, PROTECT ONTARIO BY CUTTING RED TAPE ACT, 2025

Modernize archaeological processes, standards, and timelines for review, and streamline licensing for consultant archaeologists.

BILL 60, FIGHTING DELAYS, BUILDING FASTER ACT, 2025

Power for MMAH Minister to fast-track priority projects, further DC reform, measures to improve critical infrastructure coordination and authorization to advance work on digital permitting & approvals (AI).

DC DEFERRAL TO OCCUPANCY

Effective November 3, 2025, municipalities must shift the timing of DC payments from building permit issuance to occupancy permit.



FUTURES FASTER PROGRAM FUNDED

The OHBA Futures Faster program is an upskilling mentorship program to ensure those leaving the industry are sharing critical knowledge with those either entering or fresh into the industry, and is funded by the Skills Development Fund.

RESPECT THE STAMP

Engineers are now a “prescribed profession”, and any engineering reports submitted to municipalities must be accepted as part of a complete application.

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ILLEGAL BUILDING & VENDING

We continued OHBA effort to help government navigate illegal building and vending in Ontario.

10-DAY COOLING OFF PERIOD DELAYED FOR A YEAR

OHBA successfully advocated for a one-year delay to the implementation of the 10-day cooling off period for freehold homes, ensuring new housing supply moved to market was not tied up over two selling weekends and did not provoke bidding wars at costs ultimately passed on to buyers.

PST FOR FIRST-TIME HOME BUYERS

The provincial government has committed to removing the PST from the first million dollars off new-built home purchases by first-time home buyers.

Provincial Sales Tax on New-Built Homes and Substantial Renovations

Ontario's homebuilding industry is on the brink. There are 37,000 completed homes sitting in inventory without a buyer, and there are only 42,000 projected housing completions expected in 2026 – half of what we saw just two years ago.

Ontario has the worst housing market across Canada and lacks the housing supply needed to make homes more affordable.

OHBA is calling on the Ontario government to provide immediate PST relief for all new home sales and substantial renovations, and to make this relief retroactive to May 27, 2025. OHBA is also supporting CHBA's call for the federal government to remove the GST from all new-built home sales in Canada, not only for first-time home buyers.

Without swift action, we're looking at a collapse that could wipe out 40,000 jobs in Ontario over the next six months—many in the skilled trades the province has spent years encouraging young people to pursue.

In December, OHBA, in collaboration with BILD through our integrated policy and research resources, commissioned Altus Group to do an even deeper dive into the state of Ontario's home construction industry and housing affordability for all of 2025. And from this analysis, we asked the study's author, Peter Norman, the Chief Economist at Altus Group, to project the current industry trends through to 2030 to better define the state of housing affordability over the next five years. The results showed an even more distressed state of the

market, a further erosion of government revenues, and no improvements in housing supply or overall affordability.

In 2025, the Ontario government saw \$2.4 billion less in PST on new home sales due to the total number of new home sales during the year drop to just 14,000, far below the five-year average of 50,000 sales annually.

Combined with the drop in Land Transfer Tax (LTT) revenues, and lower income tax revenues due to job losses, the Ontario government saw their revenues from the home construction industry drop by \$4.4 billion in 2025, and similar losses are projected for the next several years.

The fastest way to stop this is a time-limited PST and GST exemption on all new homes, not just first-time buyers, and on all significant renovations. We are also looking for both levels of government to adopt a lower threshold used by the federal government to classify what a significant renovation is, and to include that as exempt from PST charges.

The current PST exemption for first-time home buyers impacts less than 5% of new home sales in Ontario – this is not enough to move the needle, address the housing crisis, or to stabilize the sector.

Provincial Sales Tax on New-Built Homes and Substantial Renovations



OHBA
Ontario Home Builders' Association

PST & GST Removal will Lead to

- ~20,000 new home construction starts
- \$21 billion in restored economic activity
- \$15 billion in Ontario GDP retention
- 40,000 direct and indirect jobs saved

By removing the PST from all new home sales, the Ontario government will allow for the stimulus to build 20,000 new homes, maintain \$21 billion in economic activity, maintain \$10.6 billion in wages, and retain \$20.7 billion in Ontario GDP. A full PST exemption will allow all homebuyers to see an average of \$60,000 decrease in the price of a new home. We have also called upon the Ontario government to include substantive renovations to be included in this PST exemption as the home renovation industry has equally suffered from this economic downturn.

Without any action by the Ontario government, the residential construction industry will see the loss of 100,000 direct and indirect jobs by 2030 see a loss of \$5.3 billion in economic activity.

OHBA and our local HBAs, have continued to lobby government decision makers on the need to take immediate action to reverse the current downward trend in housing affordability and supply.

OHBA will continue to assert our position with government that the only way forward to restoring new home affordability for Ontario families is to remove the PST, and to encourage the federal government to follow Ontario's lead and remove the federal GST from the price of a new home. Combined, on an average \$1 million home in Ontario, the PST/GST removal would reduce the cost of the home by an average of over \$100,000 on a \$1 million home. This is the only way to bring immediate relief to Ontario's crippled new home housing market.

Setting the Standard: OHBA's Strategic Policy Framework

In 2025, OHBA strengthened the foundation of its policy leadership by developing *Setting the Standard: Unlocking System-Wide Solutions*, a strategic framework that guides all of our advocacy and government relations work.

Built from the expertise of our four policy committees and shaped by the real-world experience of members across Ontario, this strategy reflects a unified vision for how to improve housing affordability, strengthen our industry, and support sustainable, long-term growth.

Each year, OHBA develops a strategic policy framework to guide our priorities. While many core principles and advocacy files remain consistent, our approach is intentionally adaptive and flexible. The framework evolves to reflect market realities, construction trends, and shifting government priorities, ensuring that OHBA's advocacy is both forward-looking and responsive to the environment our members operate in. Policy does not stand still, and neither can the strategy that supports it.

Setting the Standard recognizes that Ontario's housing challenges are interconnected. Planning delays, servicing constraints, skilled labour shortages, regulatory inconsistencies, environmental requirements, and consumer protection all intersect, and progress in one area



OHBA

Setting the Standard:

**Unlocking System-Wide Solutions
2025**

The Ontario Home Builders' Association (OHBA) recognizes the critical role that effective policies and regulatory frameworks play in supporting Ontario's housing affordability, access to housing supply, industry sustainability, and economic growth. As Ontario continues to experience surging population levels and urban development, it is imperative that government initiatives facilitate a streamlined, efficient, and affordable development environment.

To address Ontario's housing challenges, decision makers at all levels—government, industry, and stakeholders—must adopt a system-wide approach, recognizing that the home construction sector is interconnected and changes in one area impact the whole. Transparent, collaborative action is essential, as piecemeal fixes have proven insufficient. The core challenge is to reduce overall development costs—demonstrating that lowering government fees, taxes, and development charges will directly improve housing affordability. By prioritizing cost reductions and streamlining approval processes, we can make sustainable, efficient homes more accessible and affordable for families across Ontario.

Our advocacy priorities for the upcoming year are aimed at reducing barriers to new development, modernizing approval processes, strengthening the skilled workforce, ensuring industry integrity, promoting sustainable development, and fostering strong provincial leadership. By aligning our policy efforts with these themes, we aim to create a more accessible, responsive, and sustainable housing sector that benefits all Ontarians.

Setting the Standard: OHBA's Strategic Policy Framework

relies on coordinated action across the system. The strategy moves beyond piecemeal fixes and instead calls for a comprehensive, collaborative approach that brings government, industry, and municipal partners together with a shared purpose.

The framework is organized around six strategic themes that together defined OHBA's 2025 policy direction:

1. Housing Affordability and Cost Reduction

Improving affordability begins with lowering the cost of bringing homes to market. OHBA continues to advocate for tax relief, reduced fees, and infrastructure financing approaches that ease pressure on homebuyers and support a more sustainable development environment.

2. Streamlining Approvals and Modernizing Regulation

Ontario cannot meet its housing goals without a faster, more predictable approvals system. Our strategy calls for modernized permitting, consistency across municipalities, and standardized processes that eliminate unnecessary delays and unlock the full potential of housing projects.

3. Labour and Workforce Development

Solving the housing crisis requires a skilled workforce ready to build the homes Ontario needs. OHBA is championing targeted training pathways, stronger apprenticeship programs, and initiatives that attract more young people into the skilled trades.

4. Consumer Confidence and Industry Integrity

A functional housing market depends on trust. Our focus includes stronger consumer protections, action against illegal building and vending, and policies that support professionalism and accountability across the sector.

5. Sustainability and Innovation

Ontario's housing industry must embrace innovation while keeping affordability at the forefront. OHBA supports voluntary, incentive-based performance standards, integrated energy planning, and new technologies that lower costs, improve building performance, and reduce environmental impact.

6. Provincial Leadership and Coordination

Housing is not the responsibility of a single ministry or level of government. OHBA continues to call for stronger coordination at Queen's Park and national leadership that aligns infrastructure, energy, environmental, and workforce policies with Ontario's housing objectives.

Together, these themes reflect what our members tell us matters most. They form a practical roadmap for action and demonstrate to government that our industry understands provincial priorities, shares them, and brings solutions to the table. The strategy also sets the stage for our continued advocacy work and will evolve again in the year ahead as OHBA prepares its next policy release for Queen's Park Day.

Setting the Standard provides the clarity, credibility, and direction needed to drive meaningful progress, and it will remain the foundation for OHBA's policy leadership moving into 2026.



“My 'why' for being part of OHBA comes down to leadership, impact, and the future of our industry. The work we do together at OHBA - from advocacy to education, to creating a stronger industry voice - genuinely improves the housing landscape for families across the province. I think about the homes and neighbourhoods we're shaping today, and the impact they'll have tomorrow - for our families and those to come. Being part of OHBA has given me the opportunity to help guide meaningful change and support the future of our industry.”

Christina Giannone

FRAM + Slokker

BILD GTA

Organizational Growth and Office Transition

One of the cornerstone elements of the 2025 business plan was to structure and resource the OHBA organization so that it could effectively represent the home construction industry in Ontario that is commiserate with our industry's economic clout.

Without the necessary resources, OHBA could not effectively engage with government decision makers, deliver effective membership programs and events, or be an effective resource supporting our local chapters around the province. Our members and our local associations demanded OHBA effectively embrace these needs, and we delivered in meeting this demand.

OHBA grew from 3 to 11 staff going into the 2025 operating year, plus took on four project-based staff to support our Futures Faster initiative. We expanded our policy and advocacy staff, grew our member services delivery team, and assigned dedicated staff to strategic innovative project delivery and training liaison resources to work with our partner company EnerQuality. These resources are what is behind the various successes OHBA has delivered over the last 1+ years, and is a proof of concept of what is possible when the right resources are in place and the right strategy to roll out innovative solutions, products and services.

Diversifying Revenue Streams

We began to develop new revenue streams and strategies to reduce reliance on membership fees, including:

- Tiered sponsorship and partnership programs,
- OHBA's Shared Services Program,
- Grant-funded initiatives, such as OHBA Futures Faster, funded via the Skills Development Fund.



Operational Updates

Governance Modernization – By-Law No. 7

At the Annual Meeting of Members, OHBA's membership approved By-Law No. 7, bringing OHBA fully into compliance with the Ontario Not-for-Profit Corporations Act (ONCA). Key updates include:

- Establishment of a 22-member Board representing large, medium, and small HBAs, alongside Council Chairs and appointed directors.
- Introduction of the Chapter/Corporate Membership Agreement, clarifying membership obligations and standards.
- Revised voting allocation model based on chapter membership size.
- Strengthened provisions on director qualifications, conflict-of-interest, and indemnification.

This modernization ensures governance transparency, accountability, and alignment with the evolving provincial chapter structure.

Following the implementation of these interim changes, OHBA initiated a full governance review in late 2025. This second phase will modernize committee structures, clarify governance roles and ensure decision-making frameworks are aligned with OHBA's expanded service and advocacy mandate. The governance review will be completed by the end of 2026.



Enhancing Support for local HBA's Across Ontario

OHBA is committed to empowering our local HBAs with the tools and resources they need to thrive. Created this year, the OHBA Shared Services Program offers a range of support services to support local HBAs as they face staff transitions, the need for additional delivery capacity or responding to increasing member demands.



The program aims to enhance operational efficiency and to provide responsive delivery supports where needed. Local HBA's can choose to opt in to the services that would be most beneficial to them. The shared services model is designed to deliver scalable solutions across three primary areas:

Advisory Support Services

This offering allows local HBA's to expand their capacity through scalable advisory services such as strengthening administrative service delivery, enhancing local communications capacity, and strengthening local financial accountability, all with the intent of enhancing member engagement and retention through these available support measures.

OHBA Shared Services Program

Delivery Support Services

This offering provides customized support for one-time or as-needed engagements, unique projects, special events, strategic initiatives and longer-term planning designed to scale up the delivery capacity of a local association. These services are tailored to the unique needs of a local association, and structured on a cost-recovery basis and are much more cost-effective than seeking comparable services from an outside provider.

Virtual Executive Officer

This offering provides essential administrative and operational support for the Executive Officer role delivered across of team of specialized professionals. The VEO service can be structured as a full-time or part-time basis, with a part-time arrangement focused on the delivery of particular skills or capacity enhancements to meet the needs of the local association. These arrangements are on a similar cost-recovery basis by OHBA.

“As Chair of the Peterborough & the Kawarthas Home Builders’ Association, I have had the privilege of working closely with the OHBA during a period of significant transition for our organization. The guidance, expertise, and resources provided—particularly through the Shared Services Program—were instrumental in helping us navigate complex internal challenges and realign our association for long-term success. OHBA’s support allowed us to move forward with clarity, accountability, and renewed focus. The value OHBA brings to its members and local associations across Ontario is substantial, and its role as a trusted partner and advocate for our industry cannot be overstated.”

Rob Hatfield

Chair

Peterborough & The Kawarthas HBA





“Joining the Ontario Home Builders’ Association over a decade ago was a turning point for me. My passion for residential construction—and my respect for its vital role in our economy—found a home at the OHBA. Through advocacy, education, and collaboration I’ve been able to contribute to meaningful solutions for families and housing, while continuously learning and growing. My involvement has given me the chance to regularly meet with government officials including Ministers of Housing, allowing our industry’s voice to be heard at the highest levels. Through the OHBA’s advocacy we helped secure important HST-related supports for families purchasing new homes, including the PST rebate and the incoming HST rebate for First-Time Homebuyers, improving affordability at a critical time. The networking and events created real business opportunities, and some of my strongest professional relationships grew from the association’s camaraderie. Everyone here shares a common purpose: building sustainable homes for communities across our region. That shared commitment, energy, and heart is what makes the OHBA so valuable, and I recommend the OHBA to any builder seeking partnership, meaningful outcomes, and professional growth. I’m proud to be part of it.”

Jacqui Collier

Brookland Homes
Kingston HBA

Membership

2025 was a pivotal year for deepening member engagement and strengthening the connection between local associations and the Ontario Home Builders' Association.

Through targeted campaigns, strategic communications, and onboarding initiatives, we elevated awareness, broke down long-standing misconceptions, and enhanced the overall member experience.

Key outcomes included a 25.2% member lead conversion rate, strong uptake of campaign materials, particularly in Q3, and the development of foundational resources such as the EO Onboarding Package and the OHBA Welcome Package.

The Power of Membership

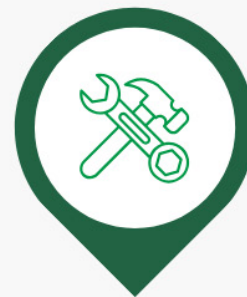
A celebration of the community we've built this year, and the momentum we're carrying into the future.



Membership at Every Level
The benefits of our three-tiered membership system with support at every level of government.

What's Your Why?

Your "why" is more than a reason, it's the heartbeat of everything we build, advocate for, and achieve together. When we share our "whys," we inspire others to join, engage, and see the value in our impact.



You Don't Have to be a Builder to Belong

OHBA is the voice of Ontario's entire residential construction industry - and our membership reflects just that. The people who make up OHBA are as diverse as the homes we help bring to life.



Membership

These initiatives reflect OHBA's broader commitment to being a collaborative, transparent, and supportive voice for all members of Ontario's residential construction industry.

2025 Member Campaign: Building Awareness & Strengthening Connection

This year, the membership campaign was delivered across four quarters, each with a distinct strategic focus aimed at engage, educate and elevate members at all levels.

Q1: UNDERSTANDING THE FULL VALUE OF MEMBERSHIP

The first phase of the campaign focused on clarifying a fundamental, yet often misunderstood, component of membership: the three-tiered structure (local, provincial, national). This message became especially important following our participation at the 2024 *Building Show*, where it became clear that many members were unaware that their local membership included OHBA and CHBA affiliation.

Key Actions:

- Assets were created and distributed across all local associations, including social posts, one-pagers, web banners, and videos.
- The EOC SharePoint was used as the central repository for campaign materials, making it easily accessible and organized.

Q2: WHAT'S YOUR WHY?

In Q2, we turned inward to spotlight our members' stories, why they joined, and why they stay. The campaign revealed a strong and recurring theme: **community**. Regardless of their unique motivations, members emphasized the value of networking, mentorship, and a shared commitment to advancing the industry.

Key Outcomes:

- Increased engagement with local associations through storytelling initiatives.
- A meaningful sense of connection was fostered across chapters.

Q3: BUSTING THE MEMBERSHIP MYTH

Historically, OHBA has been perceived by some as serving primarily builders and developers. Q3 tackled this misconception head-on, with a clear message: **OHBA is for everyone in the residential construction industry.**

Highlights:

- This campaign saw the **highest usage of assets by locals** across all three quarters.
- Removal of structured social calendars in Q3, in favor of organic content sharing, led to increased engagement and visibility.
- Reinforced that OHBA represents a full spectrum of professionals, from suppliers to tradespeople to developers.

Membership

Q4:

THIS IS OHBA: REAL MEMBERS. REAL STORIES. REAL IMPACT

This final membership campaign phase is about highlighting the key messages from throughout the year and reinforcing the strength, value, and voice that OHBA membership provides.

Campaign Performance & Lead Conversion

Through these campaigns, OHBA directly received 49 membership leads, with 12 confirmed new members, resulting in a 25.2% conversion rate, a performance exceeding our targeted benchmark.

This speaks to the strength of our messaging and the accessibility of our campaign assets, as well as the willingness of our local chapters to collaborate and distribute this content.

EO Support & Capacity Building

OHBA EO Onboarding Package

Recognizing the challenges that new Executive Officers face when joining a local chapter, our membership services team developed a formal OHBA EO Onboarding Package. This resource introduces new as well as existing EOs to OHBA's structure and supports ensuring a smoother and more informed start to their role.

Features:

- Overview of OHBA's staff structure and points of contact
- Communication protocols and channels
- Information about the Executive Officer Council (EOC)
- Links to SharePoint resources, meeting minutes, and campaign materials

“For 30 years, I sat on OHBA's Board of Directors, passionately advocating for small businesses, particularly those in rural areas, to ensure that they receive fair consideration. The OHBA I see today is what I always knew was possible and I'm so glad to have played a part in it.”

Gary Burtch

G.J. Burtch Construction Enterprise Ltd.
Haliburton County HBA



OHBA Welcome Package

Another key deliverable in 2025 was the creation of a comprehensive OHBA Welcome Package designed for both new and existing members. While often considered a “new member” tool, a well-designed welcome package also serves existing members by:

- Reinforcing the full value of their membership at all levels (local, provincial, national)
- Encouraging re-engagement with underused benefits or programs
- Acting as a refresher on resources, events, and advocacy work
- Providing clarity around who to contact for support or collaboration

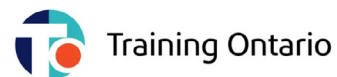


Member's Edge Program

OHBA's Members' Edge program connects our members with exclusive services and offers from trusted industry partners. Whether you're looking for innovative products, cost-saving solutions, or new ways to grow your business, the OHBA Members Edge program delivers direct value to all member companies across the province!



Better Box



Renovators

Renovators play a vital role in Ontario's residential construction sector, modernizing homes, advancing energy efficiency, and supporting a robust provincial economy. Their skill and innovation enhance Ontario's housing stock while sustaining thousands of skilled trades, small businesses, and supply chain partners across the province.

Guided by its 2025 Action Plan, the Ontario Renovators' Council (ORC) has had a productive year of engagement and achievement. Through a mix of educational initiatives and industry outreach, the ORC strengthened its connection with renovators across Ontario. Highlights included hosting webinars on emerging topics such as artificial intelligence in construction, renovation rebate programs, and operational best practices, as well as organizing in-person workshops and roundtable events that fostered meaningful dialogue among members.

The ORC was also pleased to welcome Peder Madsen of CCR Build + Remodel Inc. as its new Chair in 2025. His leadership comes at a time of growing participation from renovators joining OHBA and engaging with both ORC and OHBA initiatives, demonstrating an encouraging signal of renewed collaboration within the sector.

Ontario renovators continued to receive national recognition for their excellence throughout the year. OHBA renovator members were prominently represented at the CHBA National Awards for Housing Excellence, earning distinctions in the Whole Home Renovation, Best Bathroom Renovation, and Best

Kitchen Renovation categories. ORC renovators were also recognized at ENERQUALITY's Building Innovation Awards, taking home honours for the Green Renovation Project of the Year. At home, the 2025 OHBA Awards of Distinction showcased the strength of Ontario's renovation community, with five awards presented to outstanding projects in the Renovation (home or condo) category.

The ORC webinar series, generously sponsored by Concord Fireplaces, offered four professional development sessions throughout the year. Topics ranged from energy-efficient upgrades and AI-based estimating tools to the implementation of standard operating procedures that simplify training and enhance business performance.

Renovators



Concluding a strong year, in November the ORC hosted the inaugural Ontario Renovators' Summit in Toronto—Constructive Change: Innovation in Action—which brought together renovators, suppliers, and industry professionals to explore how technology, strategy, and collaboration are shaping Ontario's housing future.

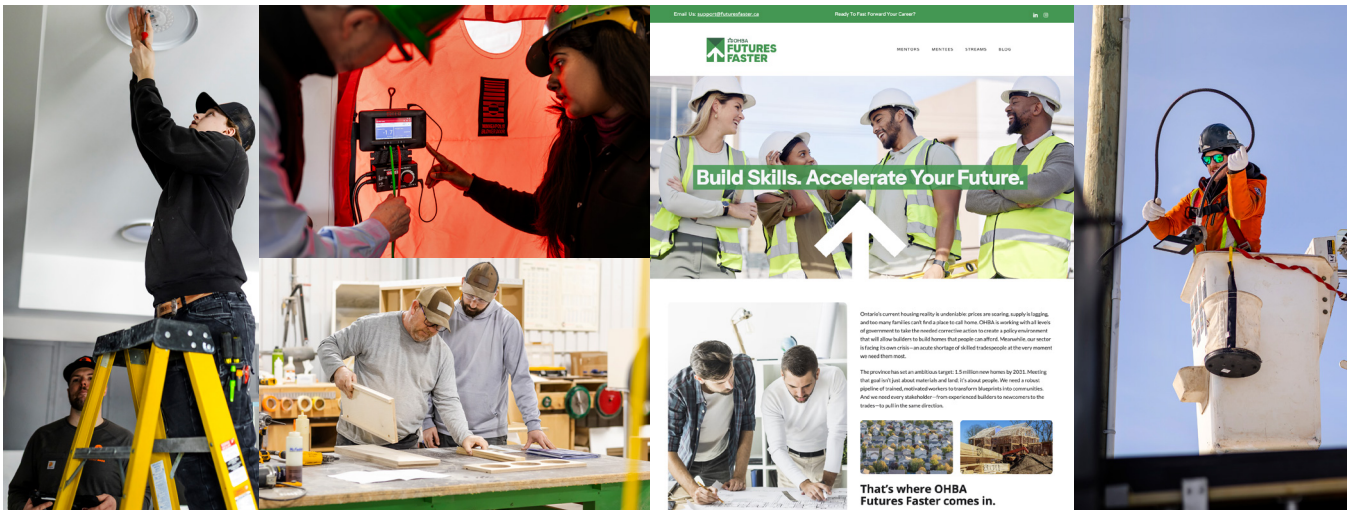
This event marked a new chapter in how we convene, collaborate, and champion the renovator community across Ontario, with over 100 renovators and service professionals gathered to take part in discussions on how to take this thriving section of the industry forward. The Summit, with Renovators' Council Chair Peder Madsen as MC, attracted highly positive feedback from members, speakers and all event sponsors.

The all-day, in-person event included keynote speaker Dan Foch (Realist podcast) providing data and projections about the state of the home construction and renovation industry; a panel presentation from CHBA, Building Knowledge Canada and Ontario renovators on net-zero renovations; and a mentoring/ leadership panel including prominent renovators, suppliers and builders.

Building on this momentum, the ORC looks forward to 2026 with confidence and enthusiasm. The year ahead will see continued efforts to elevate the voice of Ontario's renovators, strengthen industry collaboration, and support innovation across the renovation sector.

OHBA Futures Faster: Program Success Snapshot

OHBA Futures Faster is fully launched, highly engaged, and exceeding expectations across all Ministry milestones. With strong industry partnerships, a robust curriculum, and an energized participant base, the program is already building meaningful connections between our mentorship pairs.



Mentorship Momentum

The program reached its registration goal! Over 100 participants have been accepted to meet Ministry targets, out of 250+ eligible applicants. These participants will move on to:

- Be matched into mentor-mentee pairs;
- Meet to explore goals, skills-gap assessment, and complete their course selections;
- Work through upskilling micro-credentials from our training partners;
- Or participate as part of our 2 specialized streams (BBBC-Pro + Multiplex)

Training & Micro-Credentials

Library launched with courses focused on industry skills, professional development, digital skills and health and safety training from:

- PHBI / Training Ontario
- OSG
- George Brown Polytechnic
- Sustainable Buildings Canada (BBBC-Pro Stream)
- Realist.ca (Multiplex Stream)

OHBA Futures Faster: Program Success Snapshot

Expert-Led Fireside Chats

Mentors are required to attend a minimum of one fireside chat, but all participants are encouraged to attend as many as possible. Topics include:

- Decolonization for the Built Environment
- Do we build with or against DEI? Are we advancing because of DEI or in spite of DEI?
- Changing the approach to accessibility to create truly accessible spaces
- Making Everyday Communication More Accessible
- Lessons from the Arctic
- Building Inclusive Communities: DEI in Ontario's Residential Construction Industry
- The Land Teaches: Indigenous Perspective on Place and Purpose

Better Buildings Boot Camp – Pro Stream

- Focuses on high-performance, energy-efficient, and sustainable building practices.
- Pairs seasoned mentors/Subject Matter Experts with mentees/industry early career professionals in weekly learning sessions centered on a real-world high-performance retrofit project
- Five core areas of building performance:
 - High-performance retrofit goal setting
 - Energy modelling
 - Building envelope considerations
 - Mechanical systems considerations
 - Human considerations (indoor environmental quality & accessibility)

Multiplex Stream

- Targets knowledge of small-scale developments and multiplex housing solutions.
- Participants focus on real estate investment, project execution, and understanding emerging residential forms
- Mentors take the Multiplex Master Class
- Mentees explore both technical and professional skills with Canadian Real Estate Investing 101 and then uplevel with the Multiplex Master Class

Engagement & Reach

- Promotion at major industry events including OHBA Conference, Eastern Ontario Housing Summit, OHBA Renovators' Summit, The Buildings Show
- Toolkit + newsletters reached 8,000+ members
- Strong social traction on LinkedIn and Instagram: 12,000+ impressions, 750+ engagements
- Realist.ca podcast features reached 13,000 listeners



“As an association, OHBA's members need to remind ourselves, the public and all levels of government that the home-building and renovating industry is one of the last industries in Canada that builds something in Canada, with Canadian goods, built by Canadians. The homes we build are long-lasting, efficient, and in demand. We can all look out at Ontario and be proud that we have all played a part in building such a strong, bountiful, and thriving community.”

Tom McLaughlin

Thomasfield Homes
Grand Highlands HBA

Events

Throughout 2025, OHBA delivered a robust calendar of events designed to inform, engage, and strengthen Ontario's residential construction sector. From regional housing summits and provincial advocacy days to major conferences, member receptions, and international learning tours, each event reflected our commitment to supporting members, advancing policy priorities, and fostering collaboration across the association network.

Central Ontario Housing Summit, presented by Enbridge Gas

January 28 | Ajax

Kicking off the year, the Central Region Summit, hosted by Durham Region HBA, brought builders, renovators, municipal officials, and industry partners together for timely discussions on market conditions, planning challenges, and infrastructure readiness. The summit strengthened regional collaboration and provided clear takeaways for local HBAs navigating shifting policy and economic conditions.



Central Ontario Housing Summit, presented by Enbridge Gas

May 1 | Toronto

In the spring, BILD GTA hosted the second summit of the year. This event convened industry leaders to explore housing supply, infrastructure, and market trends shaping the GTA and Central Ontario. Featuring expert-led sessions and municipal perspectives, the summit helped members align regional priorities and solutions to unlock more homes.



Events



Queen's Park Day

May 7 | Toronto

OHBA and local HBA leaders met with 28 Minister's, MPPs and senior government officials to advance policy priorities supporting housing supply, development approvals, and affordability. The day reinforced OHBA's role as a trusted voice on housing and strengthened relationships across party lines.

Sponsored by:



International Housing Study Tour

May 25-29 | Zurich

Our international delegation traveled to Zürich to study innovative planning, mid-rise construction, and modular/ industrialized building systems. Members returned with key insights on density, design excellence, and efficient building practices that can inform Ontario's housing future. Where to next? 2026 will see the International Housing Study Tour stop in beautiful Budapest.

Sponsored by:



Events



Home Runs & Happy Hour presented by the OHBA U40 Committee

May 30 | Toronto

Our Under-40 group convened a sold-out networking evening at the Toronto Blue Jays game. This casual, high-energy event supported next-generation leadership development and strengthened peer connections across the province.

Sponsored by:



OHBA Golf Classic

June 23 | TPC Osprey Valley

The inaugural Golf Classic brought together members, sponsors, and partners for a day of networking, on-course activations, and relationship-building. With a sold-out field and strong sponsor support, the event is poised to become a new annual staple in OHBA's calendar.

Sponsored by:



Events



AMO Reception

August 19 | Ottawa

Held during the Association of Municipalities of Ontario Conference, this reception connected industry leaders with municipal and provincial officials. OHBA showcased the vital role our members play in delivering housing and infrastructure, and continues to strengthen municipal relationships across Ontario.

Sponsored by:



Greater Ottawa
Home Builders'
Association



Haliburton County
Home Builders Association



PKHBA
Peterborough & The Kawarths
Home Builders Association



Quinte
Home Builders'
Association



Eastern Ontario Housing Summit, presented by Enbridge Gas

October 8 | Ottawa

Hosted in partnership with local HBAs across Eastern Ontario, this summit addressed the unique housing issues facing communities across the region. With a focus on affordability, sustainable growth and economic vitality, the event created a valuable forum for shared insights and practical solutions to support the communities of Eastern Ontario.



Greater Ottawa
Home Builders'
Association



Haliburton County
Home Builders Association



PKHBA
Peterborough & The Kawarths
Home Builders Association



Quinte
Home Builders'
Association



Events



Central Ontario Housing Summit, presented by Enbridge Gas

November 3 | Burlington

Hosted by the West End Home Builders' Association, this summit brought together industry leaders and municipal officials for a day of collaborative discussions on the region's housing challenges. The summit explored economic trends, planning and approvals, housing supply pressures, and the policy changes needed to accelerate construction across the region.



OHBA Renovators' Summit, presented by AYA Kitchens

November 14 | Toronto

The first of its kind for OHBA, the Renovators' Summit provided a dedicated forum for renovators and small home builders to address the unique challenges they face in today's market. Designed by renovators, for renovators, the event brought together industry professionals from across Ontario for a focused day of practical insights, technical education, and discussions on innovation, business resilience, and the future of renovation in the province.

Sponsored By:



Hosted by:



Events



The Buildings Show – Official Association Partner

December 3-5 | Toronto

As the official association partner of the 2026 Homebuilder & Renovator Expo at The Buildings Show, OHBA elevated its presence with expanded programming, a dedicated association booth, and enhanced member engagement. This partnership increased visibility for OHBA, local HBAs, and members, while supporting recruitment and industry outreach.

HBA Partners:



Become a 2026 OHBA Partner

Join us in shaping another year of impactful events across Ontario. OHBA's 2026 partnership and sponsorship opportunities provide direct access to industry leaders, decision makers, and innovators through a comprehensive calendar of events. From high-visibility provincial platforms to targeted regional events, customized packages are available to help you elevate your brand, support the industry, and connect with the members building Ontario's future.

LET'S BUILD SOMETHING REMARKABLE TOGETHER!

For more information, contact:

Emma Maynard

Director, Member Service Delivery

emaynard@ohba.ca

2025 Conference

We had a great time at the 2025 OHBA Conference, presented by Enbridge Gas, at the Blue Mountain Resort in Collingwood.



The conference offered the OHBA staff team the opportunity to deliver one of the most ambitious and comprehensive content lineups in the Association's history, offering attendees dynamic, relevant, and solution-focused educational programming across the full spectrum of Ontario's residential construction landscape.

Following the overwhelming success of the 2024 Ministers' Panel, it was brought back. Moderated by renowned broadcaster Steve Paikin, and attended by Ministers Flack, Surma, McCarthy and Khanjin, this session kicked off the conference's programming and delivered perspectives straight from the decision-makers shaping Ontario's housing agenda.

The launch of our 2025/26 advocacy strategy, *Setting the Standard* took centre stage as a marquee panel featuring OHBA's Policy Committee Chairs, and provided attendees with a clear view of the top priorities guiding OHBA's engagement with Queen's Park in the year ahead.

From there, sessions branched into critical and diverse focus areas. From *Breaking Ground*, a panel of all female industry-leaders who explored what it takes to lead across planning, development, law, and energy, in today's challenging market to *Rethinking Builder Protection*, which explored lessons from Alberta and B.C. on alternate models to home warranty delivery, and *Unlocking Housing in Small-Town*



Ontario which examined the unique barriers and untapped potential of small and rural Ontario.

We also brought municipal voices to the forefront. *Leadership at the Limits* and *Then, Now & Next* provided political and administrative perspectives on housing delivery, municipal finance, and the realities of implementing provincial reforms at the local level. We were very fortunate to have 5 sitting mayors in attendance, hailing from Burlington, Barrie, Caledon, Mississauga and St. Catharines, providing valuable insights particularly into municipal funding challenges.

At the intersection of heritage and housing, *Layered Landscapes* unpacked how intensification can coexist with cultural preservation, while *Margins Under Pressure* offered a clear-eyed economic outlook, tackling cost escalations, tariffs, and market shifts head-on. Builders who were looking to adapt to changing demand found

practical guidance in *The Rental Reboot*, focused on transitioning into the purpose-built rental market.

In addition, the program addressed the evolving expectations around Indigenous consultation and archaeological processes in *Respect, Risk & Readiness*, technical challenges with utility rates and infrastructure in *Power to Build* and included a tailored *Renovator Session* developed in collaboration with Training Ontario to reflect the unique needs of the renovation sector.

Taken together, this year's educational programming affirmed OHBA's role as a leading policy reform and advocacy voice for the home building industry. The sessions were designed not just to inform, but to equip attendees with the tools, strategies, and insights they need to adapt, respond, and lead in a rapidly changing environment.

2025 Conference



A special thank you to our sponsors for their support. It allowed us to have such a fantastic event, opportunities to engage with elected officials and fellow HBA members from across the province, and to listen to sector leaders discuss the critical issues facing our industry.

The conference also gave us a chance to recognize the best of the best in our industry. You can find the complete list of the [2025 OHBA Association Award Winners](#) here and the complete list of [2025 Awards of Distinction winners](#) here.



FRAM + Slokker



Enterprise Canada

Blueprint INSURANCE



MNP



OHBA Rebrands, Launches New Website

Ontario Home Builders Association (OHBA) launched OHBA 2.0 at the 2025 Conference.

Reflecting a multi-year journey, the new brand and website show that OHBA has listened our members, learned lessons along the way and have changed how we approach our work. And we've reclaimed our role as the number one industry advisor to government.

You can find [OHBA's new website](#) here.

OHBA
Ontario Home Builders' Association

About OHBA Membership Advocacy & Resources

OHBA is for everyone
Builders and Developers, Renovators, Service Professionals
You belong here!

OHBA Works For You

We work with builders, renovators, and service professionals to help them succeed in Ontario's residential construction industry through advocacy, education, and networking.

The Ontario Home Builders' Association (OHBA) represents the interests of home builders, renovators, and service professionals, advocating for industry-friendly policies, providing industry education, and connecting you with other professionals.

[Learn more about the OHBA](#) →