

# Landlord Connect

October 2017

## Standard Lease Consultation

The introduction of a standardized lease may be one of the most anticipated aspects of the recently legislated [Rental Housing Fairness Act](#). Until October 18, the Ministry of Housing is seeking input from both landlords and tenants on what should be included in the standard lease.

The implementation of a standardized lease is aimed at clarifying the rights and responsibilities of both tenants and landlords, eliminating miscommunications that can occur in verbal agreements and decreasing the number of issues that are brought before the Landlord and Tenant Board.

[Click here](#) to read the discussion paper on standardized leases and submit your feedback.

## Toronto Proposed short term rental regulation: LSCH presentation

At their October 5th Annual Landlord Networking and Learning Event, the Landlord's Self Help Centre will host a presentation on the City's proposed short-term rental regulations. If you are interested in hearing about regulation suggestions for property owners and tenants providing short term rentals through sites like Air BnB, attend this "early-bird" session at 5 pm. Full event details are below:

<b>Date:</b>	Thursday, October 5, 2017	
<b>Time:</b>	5:00 – 5:30	Short-term rental regulation presentation
	5:30 – 7:00:	Information Fair and Networking
	7:00 – 9:00:	Presentations

**Location:** The 519 – 519 Church Street, Toronto ON

Landlord Connect will be present at this event, tabling during the Information Fair and Networking portion. Come see us and say hi!

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## Will New Rent Control Measures Help or Hurt Tenants?

At the end of September, the [Federation of Rental-housing Providers of Ontario](#) released a report detailing some of the early effects of the recently enacted [Rental Housing Fairness Act](#). 1000 units planned as rental units will now be built as condos. This, [the report claims](#), is a direct result of the Act's application of rent control to all buildings, not just those erected before 1991. This, it warns, could compound the trend away from rental housing builds indefinitely.

Already, new rental-purpose builds have fallen to a 15-year low of 1.3% in Toronto, while condo builds have fallen to a 7-year low of 1.0%. Rental housing demand is expected to increase to 34 000 annually for the next 10 years and the supply shortfall is projected to be 6000 annually. According to the report, without government intervention, this shortfall could increase to 10 000 in 10 years.

Further, 85% of rental housing stock in Ontario is more than 35 years old; many of these will require significant investment in repairs. With the Rental Fairness Act capping rent increases at 2.5% annually, many landlords are concerned about repair and renovation costs. Along with the new rent control, the report claims, the cap on rent increases will discourage developers to build new rental buildings. To counter this trajectory, government would have to implement policies that encourage both renovation investment in already existing units and require development of at least 6250 new rental units a year.

In light of the report findings and projections, landlords who work with housing professionals to create stable tenancies for people on social assistance or are low income are providing an integral service in Toronto. We at Landlord Connect would like to thank you for being a member and for creating affordable spaces for people to live.

## Update Your Information and Post Your Vacancies on Landlord Connect!

As a member of Landlord Connect, you can post your rental units on our website at no cost. Visit [www.landlordconnect.ca](http://www.landlordconnect.ca) to login and manage your postings, or call the program facilitator at 647-258-9981 for assistance. You can also update your contact information by logging in or calling the facilitator. Know another landlord? Tell them about Landlord Connect!