



2006

Annual Report

Setting Priorities, Getting Results.

frpo





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Year-at-a-Glance

During 2006, FRPO achieved progress in a number of key areas. Highlights from 2006 include:

Government Relations

Provided comprehensive and thorough input on Bill 109, the Residential Tenancies Act, 2006 and secured a hard-fought victory to protect vacancy de-control of starting rents

Met with the Minister of Municipal Affairs and Housing to deliver detailed input on Regulations to the Residential Tenancies Act, 2006

Held direct meetings with the Ontario Rental Housing Tribunal regarding proposed new rules and guidelines for hearings

Discussions with the Minister of Municipal Affairs and Housing to convey concerns about municipal jurisdiction over licensing and conversion/demolition policies

Updated and informed the Minister of Municipal Affairs and Housing about the benefits of industry self-accreditation

Secured a legal victory in the OHRT Karoli decision, which upheld the principle that residential tenancies legislation be applied fairly without hostile bias or prejudice against landlords by adjudicators

Voiced concerns regarding a new Asbestos regulation enacted by the Ministry of Labour

Involved in Bill 14, Access to Justice Act, 2006, deliberations to voice concerns regarding additional licensing of legal activities performed by employees in the rental housing industry

Written submission regarding Bill 2, the Home Fire Sprinkler Act, 2005 and Bill 120, the Fire Protection Law Statute Amendment Act, 2006, to voice concerns regarding implications for members

Educated government officials and deputed before a parliamentary standing committee on Bill 21, the Energy Conservation Responsibility Act, 2006, regarding implementation electrical sub-metering of rental units

Major Reports and Submissions

Response to Residential Tenancies Act Draft Regulations, August 2006

Reviewing the Case for Rent Reform in Ontario, April 2006

Reducing Energy Consumption through Sub-Metering and Individual Billing in Multi-Residential Buildings, February 2006

Events

Collected more than 625,000 pounds of food across Ontario for the needy during FRPO's April 2006 door-to-door Food Drive

Held 2nd Annual FRPO Spring Golf Classic at the Lionhead Golf and Country Club, raising \$6,000 for the Second Base Homeless Youth Shelter

Conducted four, all-day seminars in Ottawa, London, Toronto and Kitchener to educate members on changes resulting from the new Residential Tenancies Act, 2006.

Membership Services and Benefits

Highly successful and popular AGM industry awards – over 75 award nominations received for 2006!

New discount programs with Dell Computers and Rona

Launch of new webpage at www.frpo.org

Continued growth in membership



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Message from the Chair

Mitchell Abrahams, Malen Capital Corp

2006 was a year filled with important challenges for the Federation of Rental Housing-providers of Ontario (FRPO). The Tenant Protection Act, 1998, came to an end with the passing of the Residential Tenancies Act, 2006 by the Ontario government. The new Act will be proclaimed into law on January 31, 2007, ushering in a new, significantly more difficult era for the province's rental-housing industry.

Confronted by the most damaging regulatory attack on our industry in over a dozen years, FRPO's government relations and lobbying efforts worked to stave off what could have been an even more unfortunate outcome for our members and our residents. The government's delivery on a commitment to introduce "real rent controls", thankfully, did not result in the "scrapping" of vacancy decontrol-recontrol, protecting the ability of landlords and new tenants to negotiate market rents on turnover. FRPO lobbied passionately on this point and stressed the importance of vacancy decontrol being a key to continued investment in the sector.

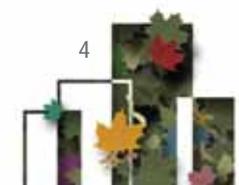
When I assumed the position of Chair this year, I committed to the membership that fighting against a return to pre-1998 restrictive rent controls would be FRPO's highest priority. With new legislation now set, we now focus on creating the best operating environment that we can and highlighting the challenges of this new legislation to whoever will hear our concerns and consider our proposed improvements. I am confident that FRPO will successfully meet these challenges by representing its members with intelligent insight and commitment.

Throughout 2006, we took important steps toward growing and maturing as an industry. Through education and awareness, landlords and property managers are taking many necessary steps to compete in a difficult market, continuing efforts to re-invest in their properties, to improve customer service initiatives and to enhance business practices. These efforts will continue to improve our industry's reputation as a professional provider of housing to the 250,000 households whose homes are supplied or managed by FRPO members.

To further our commitment to excellence, FRPO is moving forward with industry self-accreditation, and making sure that we take the time to get it right prior to implementation. In addition to setting a high standard of quality for residential rental properties and managers, a properly designed accreditation program will bolster the image of our industry, while serving as a viable, superior alternative to licensing by municipal governments. Through voluntary self-regulation, members will be served by a program that recognizes the unique challenges and issues facing our industry. As we continue to develop a workable and effective accreditation program, FRPO will ensure that members receive the information and the support they need to allow the rental housing industry to take control of its future.

FRPO is founded on the long-term health and viability of the rental housing industry, to ensure a positive environment that benefits building owners and managers as well as our residents. We must not only be reactive to the issues facing us today. We must commit proactively to solving challenges that we anticipate impacting our industry over the next five or ten years. These challenges include the provincial regulation of rents, a dispute resolution mechanism that favours activist tenants; property tax unfairness; taxation and licensing powers delegated to municipalities by the *City of Toronto Act* and the *Municipal Act*, and affordable housing policies that erroneously focus on supply rather than affordability. These challenges will require vigilant efforts on the part of FRPO and all its members to ensure we are at the forefront of setting the standard for excellence and quality in the housing industry.

FRPO is committed to leading the efforts of our industry to improve our destiny and to secure successes for the future. I look forward to continue working with you again in the upcoming year.





Executive Committee

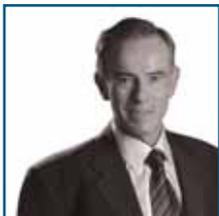


Chair: Mitchell Abrahams, Malen Capital Corp

Members: Paul Chisholm, Berkley Property Management Inc; Alan Greenberg, Minto Developments Inc; Rob Herman, Robinwood Management; Florence Minz, M&R and Park Willow; Stephen Price, GWL Realty Advisors Inc; Tom Shwartz, CAP REIT; Bill Zigomanis, TD Canada Trust Multi-Unit Residential Mortgages

The Executive Committee is responsible for managing activity and providing strategic direction at FRPO between Board of Directors meetings. Members have continued to make key policy decisions regarding financial statements and the activities of FRPO committees.

Finance Committee



Chair: Paul Chisholm, Berkley Property Management Inc

Members: Robin Bookbinder, Pinedale Properties Ltd; Tony Allen, Ozz Corporation

The Finance Committee directs FRPO's financial management, as well as makes recommendations to the Board of Directors on pertinent issues. Continuing to uphold strong financial accountability for FRPO, the Committee meets regularly and privately with the accountants, the Board of Directors, and with FRPO management, to review accounting, auditing, internal controls, financial reporting matters. The committee also retained new independent accountants to examine FRPO's financial statements, in a move which will offer savings to the organization. FRPO's audit is based on an examination conducted in accordance with generally accepted accounting standards, and includes a review of the internal control structure, as well as tests of accounting procedures and records.

Political Action/New Supply and Capital Committee



Chair: Alan Greenberg, Minto Developments Inc

Members: Mitchell Abrahams, Malen Capital Corp; Robin Bookbinder, Pinedale Properties Ltd; Brent Merrill, Metcap Living Management Inc; Florence Minz, M&R and Park Willow; Stephen Price, GWL Realty Advisors Inc; Tom Schwartz, CAP REIT

The committee developed key responses and drafted detailed policy submissions on the new *Residential Tenancies Act, 2006*, and help FRPO fight vigorously for the best possible outcome for the industry given the political climate at Queen's Park. The committee also developed critical input to governments on policies impacting demolitions and conversions, and conducted extensive work reviewing the implications for the industry of the new *City of Toronto Act* and new *Municipal Act*, especially related to additional regulation and taxation by municipal governments.

Landlord and Tenant Committee



Chair: Joe Hoffer, Cohen Highley, LLP

Members: John Andrade, Andrade Consulting Group Limited; Paul Cappa, Cohen Highley LLP; Robert Doumani, Aird & Berlis LLP; Eric Ferguson, O'Shanter Development Inc; Jane L. Ferguson, Jane L. Ferguson Barrister & Solicitor; Debra Fine, Debra Fine Barrister & Solicitor; Tom Halinski, Aird & Berlis LLP; David Lyman, Dickie & Lyman LLP; Jim Moak, Stormont Dundas & Glengarry Landlord Association; Joy Overtveld, Milton, Geller LLP; Neil Sigler, Parkway Realty Ltd; Brenda Trineer, Tricar Group; Allan Weinbaum, W.J. Properties; Martin Zarnett, Sandler, Gordon Barristers & Solicitors

The Landlord and Tenant Committee addresses matters related to the security of tenure and other landlord and tenant relationship issues. The committee makes recommendations to FRPO's Board of Directors on policies related to the legislative, regulatory and legal issues that affect residential tenancy procedures, as well as the quality and fairness of the adjudication system that resolves landlord-tenant disputes.

In a significant victory for FRPO and the rental-housing industry, Committee member Joe Hoffer successfully led a challenge of a Ontario Rental Housing Tribunal decision where a landlord was denied natural justice due to the bias of a Tribunal Member, leading to the unfair Karoli decision to be set aside. This victory reinforced FRPO's commitment to ensure landlords are treated fairly and have their legal rights protected.



Rent Control Committee

Chair: John Dickie, Dickie & Lyman LLP

Members: John Andrade, Andrade Consulting Group Ltd; Paul Cappa, Cohen Highley LLP; Tom Deutsch, Parkway Realty Ltd; Robert Doumani, Aird & Berlis LLP; Tom Halinski, Aird & Berlis LLP; Joe Hoffer, Cohen Highley LLP; Joy Overtveld, Milton, Geller LLP; Heather Waese, SPAR Property Consultants Ltd; Allan Weinbaum, W.J. Properties

The Rent Control Committee helps FRPO develop policies that promote the benefits of free-market rental-housing for Ontario. The committee worked successfully secure the preservation of vacancy decontrol-recontrol in the new *Residential Tenancies Act, 2006*. The Rent Control Committee analyzed the legislation and regulations of the new Act in detail. Together with FRPO's executive, committee members lobbied hard for improvements for landlords on issues related to above guideline increases and ability to recover capital and utility costs. Due to the position of the government, our successes were limited to preserving current rules or in minimizing negative changes. However, without the hard work of everyone on the committee, and on the FRPO executive, the new rent control rules would be much worse than they are today.

Legislation and Regulations Committee

Chair: Leonard Drimmer, TransGlobe Property Management Services

Members: John Andrade, Andrade Consulting Group Ltd; Jane L. Ferguson, Jane L. Ferguson, Barrister & Solicitor; Debra Fine, Debra Fine, Barrister & Solicitor; Joe Hoffer, Cohen Highley LLP; Kelly O'Brien, Boardwalk Rental Communities; Steve Weinrieb, Park Property Management

The Legislation and Regulations Committee proactively monitors and responds to legislative issues that impact our industry beyond the scope of residential tenancy legislation. Key issues addressed by the committee during 2006 included: the new asbestos removal regulation implemented by the Ministry of Labour; the regulation of paralegals and other staff who perform legal services in our industry, proposed by the Attorney General under Bill 14, the *Access to Justice Act*; and, new fire safety laws proposed in two different private members' bills.



Regional Committee

Chair: Arun Pathak, Hamilton and District Apartment Association

Members: Brad Butt, Greater Toronto Apartment Association; Paul Cappa, London Property Management Association; John Dickie, Eastern Ontario Landlord Organization; Bruce Henderson, Dawson Properties Ltd. (Thunder Bay); Anthony Koziol, Hirsch Habitats Ltd. (North Bay); Charles Lumley, Quinte District Landlords' Association; Steven Manders, Kingston Rental Property Owners; Doug Simmons, Sudbury District Landlords' Association; Larry Smith, Waterloo Regional Apartment Managers' Association; Glenn Trachsel, Waterloo Regional Apartment Managers' Association

The Regional Committee continued to meet regularly to exchange information from the various regions of the province. As a province-wide organization, FRPO is committed to providing up-to-date information to local members across Ontario on the priorities and activities of our association. In addition, the Regional Committee creates an open forum for associations to provide the Committee with feedback and updates at a local level. The information exchange through the Committee assists FRPO in developing its policy positions and responses to issues as they arise throughout the year. The meetings also provide opportunities for local associations to offer advice, support and assistance to one another in addressing common concerns and challenges in the industry.

Utilities Committee

Chair: David Horwood, The Effort Trust Company

Members: Tony Allen, Ozz Corporation; Robin Bookbinder, Pinedale Properties Ltd; Paul Chisholm, Berkley Property Management; Jason Craig, ECNG Limited Partnership; Haroon Gafur, M&R Property Management; Mike McGee, Energy Profiles; Peter Mills, Stratecon; Wendy Mortson, Enbridge Electric Connections; Dan Pastoric, ECNG Limited Partnership; Andrew Pride, Minto Developments Inc; Justin Taylor, Global Luxury Living; Martin Zegray, Realstar

The Utilities Committee assists FRPO in addressing the increasing importance of energy-related issues affecting our industry. The Committee participated in extensive consultative and meetings and hearings regarding the Energy Conversation Leadership Act, Bill 21 (introduced in late 2005), which mandates the installation of smart meters in all homes and businesses by 2010. Through this lobbying effort, the committee advocated that FRPO's position that multi-residential units be sub-metered with the cost paid for through the electrical billing process. The committee also addresses other utility issues related to water pricing and consumption, gas distribution and purchasing, and other services that impact the operating efficiency of multi-residential buildings.

Accreditation Committee



Chair: Stephen Price, GWL Realty Advisors Inc

Members: Alan Auyang, GWL Realty Advisors Inc; Yehudi Hendler, Y. L. Hendler Ltd; Rob Herman, Robinwood Management; Jonathan Krehm, O'Shanter Development, Inc; Justin Taylor, Global Luxury Living; Martin Tovey, Minto Management Inc.

Exceptional progress was achieved by the Accreditation Committee in developing standards of practice and a design for industry self-regulation through a rental-housing accreditation system. The purpose of this method of self-regulation is to help demonstrate a real commitment to professionalism within the industry and to help improve management and building standards for all members. The committee devoted considerable time and effort to ensuring that the program will provide a real value to members by helping to enhance industry standards, build a positive reputation of rental-housing providers with the public and provide a preferable and more viable alternative to government licensing.

The five-year implementation plan developed by the committee will assist members in successfully meeting any requirements in a practical manner. Prior to implementation, there will be adequate communication with members to ensure there is a full understanding of the purpose and benefits of a new accreditation program for building owners and managers.

Membership and Member Services



Chair: Enio Tersigni, Teren Realty Corp

Members: Tony Allen, Ozz Corporation; Peter Altobelli, Yardi Systems Inc; Robin Bookbinder, Pinedale Properties Ltd; Paul Chisholm, Berkley Property Management; Robert Goodall, Canadian Mortgage Capital Corporation; Christine Tonus, Mediapeach; Bill Zigomanis, TD Canada Trust

The Membership and Member Services Committee pursues and develops additional member programs and services to help property owners and managers improve their buildings and businesses. Overall, these benefits included various seminars, social events, and membership information sessions. Especially successful were the 2006 Seminar Series on the new *Residential Tenancies Act*, which educated members on critical legislative changes at full-day sessions held in Ottawa, Toronto, London and Kitchener. Additional benefits included new discount programs through Dell Computers and RONA.

With the assistance and support of our current members, FRPO looks forward to the continued growth of the membership in years to come. This allows us to continue to positively impact our industry to the benefit of landlords and tenants.

Board of Directors 2006

Chair	Mitchell Abrahams, <i>Malen Capital Corp.</i>
Vice-President	Stephen Price, <i>GWL Realty Advisors Inc.</i>
Treasurer	Paul Chisholm, <i>Berkley Property Management Inc.</i>
Peter Altobelli	<i>Yardi Systems Inc.</i>
John Andrade	<i>Andrade Consulting Group Limited</i>
Robin Bookbinder	<i>Pinedale Properties Ltd.</i>
John Dickie	<i>Dickie & Lyman, LLP</i>
Leonard Drimmer	<i>TransGlobe Property Management Services</i>
Barry Green	<i>Greenwin Property Management Inc.</i>
Alan Greenberg	<i>Minto Developments Inc.</i>
Robert Herman	<i>Robinwood Management Corp. Ltd.</i>
David Horwood	<i>The Effort Trust Company</i>
Harvey Katz	<i>Esam Group</i>
Brent Merrill	<i>MetCap Living Management Inc.</i>
Paul Miatello	<i>Morguard Residential Inc.</i>
Florence Minz	<i>M&R Property Management</i>
Kim O'Brien	<i>Boardwalk Rental Communities</i>
Arun Pathak	<i>SMAR Holdings Ltd.</i>
Rustom Satchu	<i>Satco Realty Inc.</i>
Tom Schwartz	<i>President and CEO, CAP REIT</i>
Larry Smith	<i>Professor Emeritus of Economics, University of Toronto</i>
John Stang	<i>Minto Developments Inc.</i>
Heather Waese	<i>SPAR Property Consultants Ltd.</i>
Allan Weinbaum	<i>W.J. Properties</i>
Bill Zigomanis	<i>Multi-Unit Residential Mortgages, TD Canada Trust</i>

The Federation of Rental-housing Providers of Ontario

Profile

The Federation of Rental-housing Providers of Ontario (FRPO) is the province's leading advocate for quality rental housing. We represent a wide range of multi-residential housing providers, from the smallest landlords to the largest property management firms, as well as related industry suppliers and professionals from across Ontario. FRPO represents over 800 members who supply and manage homes for over 250,000 households.

We are promoting a healthy and competitive rental housing industry by ensuring the impact of legislative and regulatory changes serve the best interests of landlords and tenants.

Our Mission

Our mission is to provide the highest quality services and tools to our members through education, policy development and advocacy. We will do this through:

- Upholding public policies that support the availability of quality housing
- Protecting the rights of private sector landlords and property managers while helping them profit from their investment in multi-residential real estate
- Informative and educational training sessions on regulatory issues and industry best practices
- Promoting industry best practices, fair conduct and professional standards of our members
- Fostering better communication and information sharing among members
- Educating government, the media and general public on the critical role of the private sector in the supply of well-managed and maintained rental accommodation.

Our Objective

A balanced and healthy housing market with a vital rental-housing industry, choice for consumers, adequate government assistance for low-income households and private sector solutions to rental-housing needs.

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