

## Residential Tenancies Act Sessions

# ROADMAP TO THE RTA 2023 EDITION



## EVENT DATES

We are pleased to provide virtual and in-person options for this year's RTA sessions. Our webinars will take place throughout the month of April in two parts, and on May 10th, we will return to the Old Mill Toronto for our half-day format. All registrations include electronic materials that will be circulated to attendees in advance of their sessions. *Space is limited, Register Early!*

### Webinars – These sessions will take place in two parts

Part One:	Wednesday, April 5th	9:30 am - 11:45 am
Part Two:	Tuesday, April 18th	10:00 am - 11:15 am
Part One:	Thursday, April 13th	9:30 am - 11:45 am
Part Two:	Tuesday, April 18th	10:00 am - 11:15 am
Part One:	Tuesday, April 25th	9:30 am - 11:45 am
Part Two:	Friday, April 28th	10:00 am - 11:15 am

### In-person Session \* Includes full breakfast

Wednesday, May 10th 8:00 am – 12:00 pm  
Old Mill Inn - 21 Old Mill Road, Toronto

## REGISTRATION FEES

### Webinar Only Sessions

FRPO Member	\$80 plus HST
Non-Member	\$175 plus HST
Member of a FRPO Recognized Regional Association	\$125 plus HST

### In-Person — May 10th, Old Mill

FRPO Member	\$115 plus HST
Non-Member	\$200 plus HST
Member of a FRPO Recognized Regional Association	\$150 plus HST

*Please note: Registration fees are per individual. Only registered attendees will be provided access to the webinars. Refunds are not available within 7 days of the event. You may transfer your registration by notifying us at [events@frpo.org](mailto:events@frpo.org). Credit card cancellations will be charged a 5% admin fee.*

## OVERVIEW

### An Essential Review of Landlord Tenant Law

With the many provisions contained within the Residential Tenancies Act and its regulations, it can often be difficult to navigate changes, especially in the current operating climate. As rental housing providers, it's important to understand your rights and responsibilities under the RTA.

This year, our sessions will focus on a variety of relevant topics including inter-tenant conflicts, recovery of rent arrears, unauthorized occupants, AGI's and the Human Rights Code. Our presenters will also provide important updates from the Landlord and Tenant Board and current timelines for various hearings.

### Learn from Real Life Cases

Several landmark and precedential cases impacting rental housing operations and provider-resident relationships work their way through the courts each year. Our sessions will look at case examples from the LTB and Divisional Court that have significantly affected residential tenancy law this past year.

### Who Should Attend?

These educational sessions are essential learning opportunities for all rental housing professionals including on-site staff, property managers, administrative, and leasing teams.



Federation of Rental-housing  
Providers of Ontario





## Managing Operational Issues

- Procedural updates: LTB Portal; options for early resolution; forms that can now be filed online (review current process and timelines for a hearing)
- Tenant vs. Tenant: Managing conflict, harassment, and threats: What are the landlord's responsibilities?
- Fires in units; when is the lease frustrated + insurance and enforcement of same; when is a rental unit "demolished"?
- Hiring and terminating Superintendents and securing vacant possession; obtaining "use and occupation rent" when they overhold; what should the employment contract cover?
- Recovery of rent arrears and financial "damages" in addition to property damage; recovery from former tenants; what are strategies for enforcing judgments and why bother?
- The 2% Prompt payment discount: how do you administer the discount for multi-year tenancies, and can you recover the late payment charge at the LTB?
- Property Management Agreements: Are your agreements up to date?
- The now-vulnerable Agreements to End a Tenancy: is the N11 worth the paper it's printed on? What paper trail do you need to ensure the Agreement does not get set aside



## Best Practices to Manage Complex Tenancy Issues

- Unauthorized occupants: how do you evict them from a rental unit?;
- Bankrupt tenants: can landlords recover rental arrears or evict bankrupt tenants for failing to pay the rent?;
- Rules around the death of a tenant – what are the rights of a remaining occupant, spouse or tenant, how does a landlord secure the rental unit and dispose of remaining items, etc.;
- Human Rights Code review, including dealing with tenants who require service/support animals;
- Dealing with tenants who harass landlords for bringing AGI's.

**John Dickie**

Dickie & Lyman Lawyers LLP



**Joe Hoffer**

Cohen Highley LLP



**Kristen Ley**

Cohen Highley LLP



## AGENDA



## Case Law Update

- Examples of recent landlord tenant and board orders
- Review of recent divisional court decisions



## Register Online Today!

Visit **frpo.org** or contact **events@frpo.org**

*(Space is limited)*

## SPEAKERS



**Paul Cappa**

Cohen Highley LLP



**Matthew Helfand**

Aird & Berlis LLP



**Doug Levitt**

Horlick Levitt Di Lella LLP