

ANNUAL REPORT 2012-2013

COMMUNITY

STRENGTHENING COMMUNITIES
THROUGH POLICY DEVELOPMENT,
ADVOCACY AND GIVING BACK



Federation of Rental-housing Providers of Ontario

CHAIR'S



Ugo Bizzarri
FRPO Chair

FRPO's efforts to highlight the impact of regulatory barriers have started to generate improved public and political support for much-needed policy changes

It has been an honour to represent FRPO as its Chair over the past year. With 2,300 members who own or manage over 350,000 rental homes across Ontario, FRPO has a strong, diverse and committed membership supporting our efforts to advocate for better housing policies in our province.

Due to the efforts and investments of our members, the public perception of rental housing in Ontario has changed for the better. Demand for apartments has improved, with more households recognizing the value, environmental benefits and lifestyle advantages of renting. We are now seeing greater public awareness and understanding of the challenges that landlords have. FRPO's efforts to highlight the impact of regulatory barriers have started to generate improved public and political support for much-needed policy changes. We will spend the next year building on this improvement and work towards securing positive changes to important issues, such as better fairness in the rent dispute process.

A Professional, Quality-Driven Industry

Nearly 5 years after the launch of FRPO's Certified Rental Building program, this ground-breaking initiative has become the standard for rental housing quality assurance, providing Ontario's tenants with peace-of-mind. As of 2012, there were over 950 Certified Rental Buildings (CRB) across the province, and over 93,000 apartment suites enrolled in the program. Each apartment building with the CRB designation meets the 38 standards of practice needed to pass the program's audit.

Ensuring that landlords and property managers are well-educated and professional is a key objective of FRPO. FRPO's program of legal and industry best-practice seminars drew 887 attendees over 2012, a 3% increase over the previous year. FRPO is moving forward with developing a comprehensive and formalized education program for industry staff. This will benefit tenants by improving industry professionalism, and also help meet the rental housing sector's acute need for qualified employees.

REPORT

Government Relations

For the first time in decades, and still at the time of this writing in Spring 2013, Ontario is governed by a minority government. Following the October 2011 election, FRPO anticipated the unpredictable, complex political dynamics that were ahead, and set the ground work for dealing proactively with many regulatory challenges for rental housing providers. It was indeed a politically charged year for landlords and property managers, who saw rent control legislation amended yet again, along with several other policy initiatives that affect the rental housing industry. The past year certainly underscored the importance of FRPO's near-constant presence at Queen's Park to establish improved dialogue with the Ontario government.

Giving Back

FRPO is very proud to continue our support for Interval House, Canada's first shelter for victims of domestic violence. Since 2008, FRPO has raised \$118,000 for this worthy cause, helping Interval House provide protection for vulnerable women and children, and supporting Interval House's efforts to secure long-term employment and housing opportunities for female victims of violence. In addition to money raised, FRPO member landlords also donate vacant apartment suites to Interval House to help expand shelter opportunities for its clients.

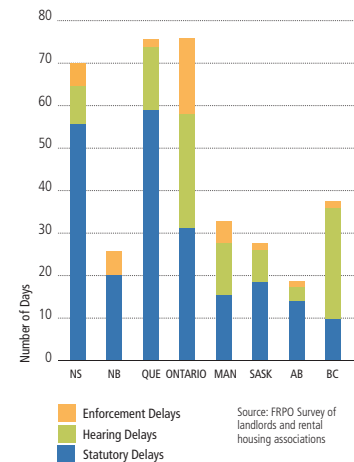
Once again, landlords across Ontario pitched in to make the Spring Hope Food Drive a success, working with tenants to collect 400,000 lbs of food for 35 local food banks across the province. This is the largest one-day food drive, not only in Ontario, but in all of Canada.

Apartment Living is Green

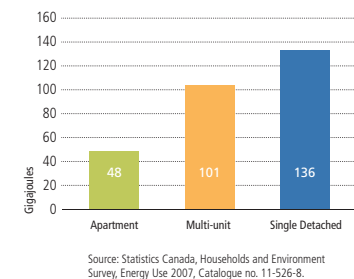
From cars, to food, to appliances, people are taking the environment into consideration. Even our housing choices have an environmental footprint. FRPO's recent report, "Apartment Living is Green", shows evidence that renting and multi-residential living is the green housing choice. From transportation and commuting, to water and energy consumption, to waste generation, the evidence shows that apartments should be at the core of any environmental sustainability strategy. Thanks to the evidence presented in this FRPO report, tenants and landlords can take some pride in the fact that apartments result in a smaller environmental footprint.

As always, FRPO's successes are due to the support and dedication of our members in wanting to see strong, credible advocacy for landlords. Also, the many members who volunteer on FRPO's board of directors, committees and at our events provide valuable support to the entire organization. I want to extend my thanks to our members as we look forward to another good year.

A top priority for FRPO is lobbying to reduce delays in Ontario's rent dispute



Apartments Use Less Energy
Average Household Energy Use by Dwelling Type, Ontario, 2007





YEAR-AT-

Fixing Ontario's Rent Dispute Process

Ontario's eviction process is broken. The typical process is 90 days in Ontario and each dispute costs almost \$5,000, not including administrative costs, lost time and productivity. If a landlord encounters a professional fraudulent tenant, adjournments, internal Board reviews or appeals through the Superior Court add much longer delays and cause severe financial and emotional distress for small landlords. Tenants who are involved also become worse-off, accumulating massive amounts of debt during the prolonged process.

FRPO has made fixing Ontario's broken rent dispute process a top policy priority. We have made presentations to MPPs from every political party, discussed solutions with the Premier, and submitted formal policy recommendations to the Ministry of Municipal Affairs and Housing. Our efforts have also resulted in major news coverage in daily newspapers and TV. Every tenant should have a fair opportunity to have their say or make a dispute. However, Ontario's imbalanced system has long since moved beyond fair. We now have a system in Ontario that actually caters to those who wish to unfairly abuse the system at a considerable cost to landlords and the other tenants.

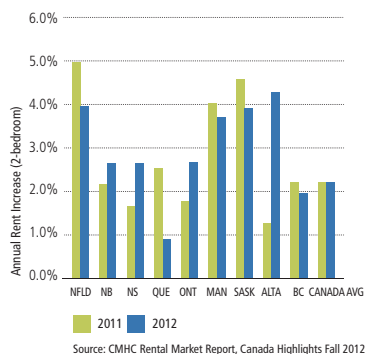
Bill 19's 2.5% Rent Control Cap

The first half of 2012 saw FRPO vigorously lobby against new rent control legislation introduced after the 2011 election. In June 2012, Bill 19 passed 3rd Reading, resulting in a new 2.5% cap on rent increases for the foreseeable future. The costs that rental housing providers are currently paying to manage and maintain quality rental housing are already outpacing the rent guideline, and this new change will hurt the renting experience of tenants. At a time when the government should be ensuring there are enough funds available for keeping rental housing in good repair, this new legislation will accomplish the opposite.

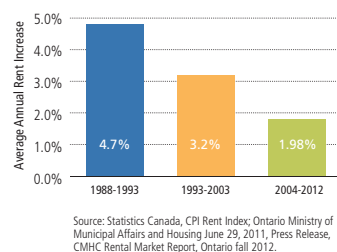
Tenant Utility Arrears

FRPO had asked that the regulations under the new Municipal Act be changed to protect landlords from municipalities imposing tenant utility arrears on landlords' tax bills. The Ministry of Municipal Affairs and Housing's response to FRPO clearly indicates that the province will take no action to fix this unfair situation. This is a major disappointment that results in landlords having to pursue these matters in costly small claims court cases.

Ontario's Rent Increases 3rd Lowest Among Other Provinces



Tenants in Ontario now experiencing the lowest rent increases in a generation



A GLANCE

Government Relations

FRPO has expanded efforts to create a positive dialogue between landlords and Members of Provincial Parliament (MPPs) at Queen's Park. Over 2012-2013 FRPO has met regularly with elected officials from all three political parties, appeared before parliamentary standing committees, attended government consultations, and delivered a steady stream of written communications to politicians, political staff and bureaucrats in government. FRPO's 2012 MPP Reception at Queen's Park was also a productive and effective event, facilitating a discussion opportunity between thirty members of FRPO with over twenty MPPs from all three parties.

Carbon Monoxide Detector Requirements

FRPO worked with Ernie Hardeman, MPP (Oxford) and MPPs from all three parties on the Standing Committee on Social Policy to make improvements to the Hawkins-Gignac Act, a law that requires CO Detectors in all residential buildings. As a result, installation costs for landlords will be reduced, while safety against carbon monoxide will be improved across the province. This amended and improved Bill was reintroduced in February 2013.

Building Code Amendments for Accessibility Standards

In consultation meetings with the Ministry of Municipal Affairs and Housing, FRPO ensured the concerns of landlords were heard regarding new building code requirements for barrier-free access standards under the Access for Ontarians with Disabilities Act. The new building code standards will apply to newly constructed and extensively renovated buildings only. Many of the proposed changes complement existing Code requirements, resulting in minimal cost increases for builders, while the improvements will better help landlords accommodate disabled tenants.

Policy Reports

FRPO's 2012 report, "Apartment Living is Green", shows evidence that renting and multi-residential living is the green choice. From transportation and commuting, to water and energy consumption, to waste generation, the evidence shows that apartments should be at the core of any environmental sustainability strategy. By almost every measure apartment dwellers surpass residents in low-rise homes in contributing to a cleaner environment.

Among the findings were that apartments use 65% less energy than single family homes, single family dwellings use 67 percent more water than apartments, while renters also are more likely to use public transit or walk to work - 50% of renters use a car to get to work compared to 74% for homeowners. In addition, 25% of renters take public transit, compared to 10% for homeowners.



FRPO's Mike Chopowick and former Chair David Horwood speaking on behalf of landlords to a Parliamentary Committee at Queen's Park.



The Hon. Kathleen Wynne was a guest at FRPO's 2012 MPP Reception at Queen's Park.



David Suzuki was the keynote speaker at FRPO's 2012 Awards Gala.



FRPO's 2012 "Apartment Living is Green" Report.



FRPO's FE Magazine.

YEAR-AT-A GLANCE continued

Certified Rental Building (CRB) Program

FRPO's CRB program continues to set the standard for apartment quality in Ontario. With 38 Standards of Practice, oversight by an independent committee and auditing by JD Power and Associates, tenants across the province can rent in confidence. There are now over 950 apartment buildings certified across Ontario. In 2013 the CRB program will be launching ten new environmental operating standards aimed at improving the general environment for tenants and surrounding communities.

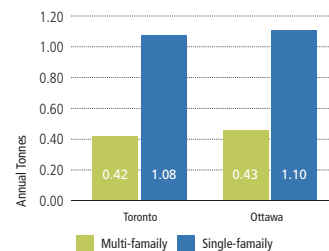
Events

Providing productive and effective events for education and networking has grown in importance for FRPO over the years. The past year saw more members than ever take part in events for learning, industry recognition and charity. In addition to 887 education seminar attendees, FRPO drew record attendance to the 2012 MAC Awards Gala and FRPO Charity Golf Classic. Additional special events include the Annual General Meeting, a Strategic Policy Retreat, social events, and FRPO's first ever U.S. housing tour held in Boston, Massachusetts.

Member Services

FRPO provides free legal information to landlords and property management staff who are members in good standing, assisting in over 100 residential tenancy legal inquiries last year. FRPO's bi-monthly FE Magazine also keeps members informed on industry and regulatory news. FRPO offers twenty discount programs to members, including new programs launched last year such as: Employee Home & Auto Preferred Rates with Marsh Insurance; Tenant Insurance Program; Preferred Pricing with Interface Flooring; and, a new Legal Forms Program with over 30 different landlord forms available.

Apartment Dwellers Produce Less Waste.
Waste Produced Per Household,
Toronto & Ottawa



Source: City of Toronto Multi-unit Residential Waste Management Initiative Update, 2008, City of Ottawa, Waste Management Plan, 2003



Garry Zentil



Gerry Weiman

In memory

In 2012 we said goodbye to two key leaders of Ontario's rental housing sector. Garry Zentil was involved in Zentil Property Management, Eagles Nest Golf Course, and Mayfair Clubs, and will be truly missed by his family and friends in the rental housing industry. As a visionary Garry earned recognition as past winner of FRPO's "Low-Rise Development of the Year", and he was an avid supporter of many charitable initiatives. Gerry Weiman was a property management pioneer and trailblazer, dedicating more than 60 years to Greenwin Inc. Gerry was known as a fixture of wisdom and kindness throughout the real estate community.

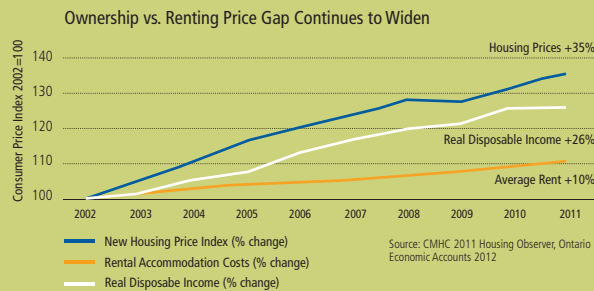
6 FACTS

about rental housing in ontario today

FACT 1

Incomes & housing prices have outpaced rents for the past ten years

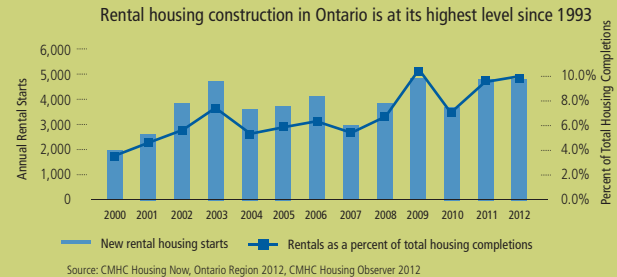
Compared to the costs of homeownership, rental housing provides an ever more affordable housing option for Ontarians. Average rents increased only 10% between 2002 and 2011, while incomes and house prices went up 26% and 35% respectively.



FACT 4

The highest vacancy rates are found in apartments with the lowest monthly rents

The highest apartment vacancy & availability rates are found in apartments with the lowest rent. In Toronto, the vacancy rate for apartments \$799/month or less is three times higher than apartments renting for over \$1000/month.



FACT 2

The relative costs of owning a home compared to renting are at 60-year highs

Rental housing provides a financially responsible housing option for Ontarians who are adapting to today's economic realities. According to the Bank of Canada, the ratio of home ownership costs to renting costs is close to its highest level since 1949.

FACT 5

Construction of private sector rental housing is at its highest level since 1993

There were over 4,900 purpose-built rental starts in 2012 in Ontario, the highest level since 1993. While this increase is encouraging, it may be insufficient to meet increased demand for quality rental housing going forward.

FACT 3

Over 42% of all Renter Households are One-Person Households

Over 42% of all renters in Ontario consist of just one-person, up from 22% in 1971. Even if the total population size remains stable, a shrinking household size expands the demand for housing, particularly multi-unit housing.

FACT 6

Tenants are seeing the lowest rate of rent increases in over a generation

The average annual increase from 2004-2012 was only 1.98%, far less than the costs landlords pay to operate and maintain rental housing. Using 2002 Constant Dollars, average 2-bedroom rents in Ontario have fallen from \$883 in 2002 to \$840 in 2011.

2012 FRPO

MAC AWARD



Environmental Excellence
David Suzuki presents FRPO's Environmental Excellence Award to Skyline Apartment REIT.

Every year FRPO honours its members who have made an exceptional contribution to Ontario's private rental housing industry. FRPO's Annual MAC (Marketing, Achievement and Construction) Awards highlight the positive things that our members are achieving and celebrate the industry's accomplishments.

FRPO members lead the way in providing high quality rental accommodations for over 350,000 Ontario households, and the FRPO MAC Awards ensure achievements by landlords, managers, building staff and other industry participants are not overlooked.

By working to improve service to tenants, quality of rental housing, and commitment to our communities, FRPO's members are helping to improve the quality of life for residents across the province.



Best Curb Appeal
Park Property Management's 283 Bristol St, Guelph displays superior landscaping and overall aesthetic quality.



Best New Rental Building
Minto Properties' 620 Martin Grove is a brand new rental community nestled among mature trees, with quality facilities and close proximity to public transit. It is a leader in energy efficiency and environmental sustainability.

WINNERS

Lifetime Achievement Award

Mowbray Sifton
Sifton Properties Limited, London

**Property Management Advertisement
Single Project**

Minto Properties Inc
Leslie York Mills, North York

**Property Management Advertisement
Corporate Branding**

Greenwin Inc.

Curb Appeal Award

Park Property Management
283 Bristol St, Guelph

**Property Management Website Award
Specific Property**

Greenwin – The Torontonian

Lobby Renovation of the Year Award

Timbercreek Asset Management
Le Palais, 175 Hunter St, Hamilton

Suite Renovation Award – Under \$7500

Realstar Management
Park Place, 70 Drury Street, Bradford

Suite Renovation Award – Over \$7500

KG Group
Hampton House North, 299 Roehampton,
Toronto

Rental Development of the Year

Minto Properties Inc
620 Martin Grove, Etobicoke

Environmental Award of Excellence

Skyline Apartment REIT

Outstanding Community Service

Minto Properties Inc

Leasing Professional of the Year

Hanna Kotunova
Oxford Residential

Property Manager of the Year

Richard Izawa
Skyline Apartment REIT

Resident Manager of the Year

Mel & Liberty Pitel
Realstar Management

Customer Service Award of Excellence

Minto Properties Inc
Cherryhill Village, London



Resident Manager of the Year
Mel and Liberty Pitel of Realstar Management were recognized
for their dedication to quality service and on-site management of
their apartment building.

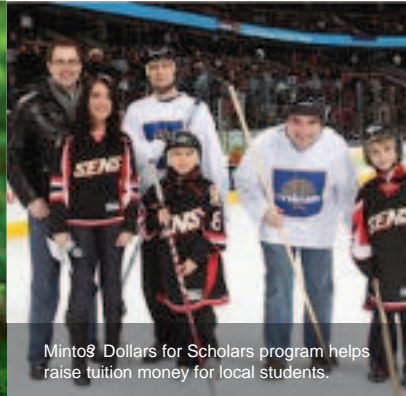




Staff of Briarlane Rental Property Management with just some of the food collected for the Spring Hope Food Drive.



FRPO's 2012 Awards Gala supported the planting of 800 trees in Ontario.



Minto's Dollars for Scholars program helps raise tuition money for local students.



Skyline Apartment REIT has raised over \$220,000 over the past 8 years for charities such as Big Brother Big Sisters of Guelph, Onward Willow Better Beginnings Better Futures and The Children's Foundation of Guelph.

COMMUNITY

Community

Statistically, tenant households in Ontario earn just half the average incomes as homeowner households. Landlords know that tenants often include those who are vulnerable, with a higher proportion of single mothers, new immigrants, and social assistance recipients compared to the general population. This is partly why Ontario's private rental housing sector makes significant contributions to the communities they serve. By giving back to our communities, and advocating for public policies that promote economic opportunity, job creation and income growth, FRPO's members are contributing to a stronger Ontario.

The Spring Hope Food Drive

On April 23, 2012, landlords and tenants at over 2,000 apartment buildings across Ontario collected almost 400,000 lbs in food and cash donations towards the Spring HOPE food drive. The generous donations benefit local food banks in over 35 towns and cities across the province. This is the largest one-day door-to-door food drive, not only in Ontario, but in all of Canada.

Interval House Shelter

Since 2008, FRPO has raised \$118,000 for Interval House, Canada's first shelter for victims of domestic violence. In 2012, FRPO members raised a one-year record of \$45,000 for this worthy cause, helping to protect vulnerable women and children from abuse. Many FRPO members provide

direct support to Interval House's Building Economic Self-Sufficiency (B.E.S.S.) program, which provides needed employment support for female victims of domestic violence and reduces long-term reliance on housing subsidies and welfare for many recipients. FRPO Landlords also donate vacant apartment suites to act as temporary shelter for some of Interval House's women.

Trees Ontario

The theme for the 2012 FRPO Awards Gala was "The Green Scene", and featured David Suzuki as the keynote speaker on environmental sustainability. In recognition of private sector rental housing's commitment to the environment, proceeds from the event funded the planting of 800 additional trees in Ontario. Supporting organizations like Trees Ontario enables them to increase their tree planting capacity, and keep Ontario green for today and for future generations.

FRPO's 2012 Outstanding Community Service Award – Minto Communities Inc.

In 2012, Minto Properties Inc. was the recipient of the FRPO's annual Community Service Award. Minto prides itself on being a caring company that builds communities, not just houses. Minto actively pursues opportunities to support an enhanced life experience for its employees, business partners and tenants. Significant contributions were made to institutions such as the Mount Sinai Hospital Foundation, and the Centre for Addiction and Mental Health.

Many other FRPO landlords made valuable contributions to their communities in 2012:

Skyline Apartment REIT: A Vision for Strong Communities

Skyline provides each staff member with one paid work day per year to volunteer for a cause of their choice, resulting in 2,400 hours of community service and charitable support across Ontario each year.

Supply Drive, Scott Mission Soup Kitchen and Habitat for Humanity benefit from Vertica Helping Hands.

Briarlane Rental Property Management Inc: Community Involvement and Long-Term Impact

Staff at Briarlane generated a total of \$30,000 for the Heart and Stroke Foundation with its Big Bike Team, raised over \$12,000 for Alzheimer's

REPORT

"Investing in community is not a discretionary expense, it is a critical operational expense, an investment in fact, with a tangible return on investment that fuels our entire business".

- Jason Ashdown, CEO, Skyline Apartment REIT



Vertica staff volunteer for the Ronald Macdonald House Home for Dinner Program.



FRPO's President and CEO Vince Brescia presents part of last year's donation to Interval House.



Briarlane's Big Bike team raised a total of \$30,000 for the Heart and Stroke Foundation.

Skyline's sponsorship of the OHL's Guelph Storm fuelled many charitable events and other community-based initiatives that helped raise over \$35,000 for local charities. Skyline's Charity Golf Tournament raised \$60,000 last year for many worthy causes such as Big Brothers Big Sisters.

Vertica Resident Services: Vertica Helping Hands

Vertica's community service team is called Vertica Helping Hands, and it's their goal to make a difference by taking part in those initiatives that matter most to their local communities. Not only are Vertica's efforts having a positive effect on surrounding neighbourhoods, but their work also provides both staff and residents a strong sense of unity and community spirit. Many worthy causes such as The Ronald McDonald Home for Dinner Program, Bikes for Youth Unlimited, the Back-to-School

Society Ontario and made clothing donations to the Canadian Diabetes Association throughout the year. Briarlane also sponsors youth rugby, soccer, and hockey teams, supports at risk youth by sending them on a fishing trip with the Toronto Police, and supports the Harbourfront Community Centre family programming.

CAPREIT: Summer Palooza for Children

CAPREIT strives to give back to residents across Canada, especially those who depend on community resources. The Summer Palooza program has proven to be a great step towards attaining this vision and benefits many young families with parents who may not be able to afford summer camp for their children. CAPREIT's Summer Palooza program helps build safe, fun, and friendly communities for lower income families across Ontario.



Children now enjoy community activities thanks to CAPREIT's Summer Palooza program.



Kids start the day with breakfast thanks to Greenwin's Start Your Week Off Right?

COMMUNITY REPORT continued

Concert Realty Services: Helping Those Less Fortunate

Concert routinely gets involved with a variety of initiatives that benefit their local communities – with a special emphasis on working together to help those who are less fortunate. For the eighth year in a row, more than a dozen members of Concert's Toronto team donned tool belts to lend a hand to Habitat for Humanity. Residents and staff of Concert's rental communities donated clothing to the Crabtree Corner Family Resource Centre, while bottle return programs in Toronto generated enough funds for the Second Harvest Food Bank to provide 1,100 healthy meals.

Greenwin: Spearheading Change in the Community

Greenwin's many local initiatives are bringing real positive change to underserved communities. Over the last year, Greenwin has donated upwards of \$20,000 in support of The Valley Park Go Green Cricket Field. Greenwin's pilot youth empowerment project, with partners Doorsteps Neighbourhood Services, Literature for Life, Believe to Achieve Organization and The Oaks Revitalization Association, is fully up and running in the Black Creek Community near Jane and Finch.

Greenwin supports many other initiatives such as the Jordan Manners Multi-Purpose Art Gallery, Playground Build with Home Depot, and the TD Hoops for a Brighter Future. Also, Greenwin's "Start Your Week Off Right" provides breakfast in apartment lobbies that supplies school kids juice boxes, fresh fruit and snacks to take to school.



Metcap Living sponsors local kids sports teams during the summer.



Staff of Concert Realty Service build homes for Habitat for Humanity.



Kathleen Wynne helps break ground at Greenwin's Valley Park Go Green Cricket Field in Thorncliffe.

Executive Committee**Chair:**

Ugo Bizzarri, Timbercreek Asset Management

**Members:**

Paul Chisholm, Berkley Property Management Corp;
Margaret Herd, Park Property;
David Horwood, Effort Trust
Mark Kenney, CAPREIT;
Ken Kirsh, Sterling Silver Development;
John Stang, Minto Developments Inc;
Allen Wienbaum, WJ Properties;
Bill Zigomanis, Boardwalk Residential.

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 to monitor the activities of FRPO committees.

Finance Committee**Chair:**

Paul Chisholm, Berkley Property Management Corp

**Members:**

Robin Bookbinder, Pinedale Properties;
Bill Zigomanis, Boardwalk Residential.

The Finance Committee directs FRPO's financial management, upholds strong financial accountability for FRPO, and

meets regularly with the accountants, the Board of Directors, and with FRPO management to review accounting, auditing, internal controls and financial reporting matters. FRPO's annual 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 Committee**Chair:**

Ken Kirsh, Sterling Silver Development

**Members:**

Ugo Bizzarri, Timbercreek Asset Management;
Robin Bookbinder, Pinedale Properties;
David Horwood, Effort Trust;
Brent Merrill, Metcap Living Inc;
Allan Weinbaum, WJ Properties.

The committee developed an overall strategy for achieving government relations progress on key industry issues. The committee develops long-term strategies to ensure FRPO has meaningful influence over public policy, works to ensure our industry's message is being properly and effectively conveyed to government, the media and the public.

Landlord and Tenant Committee**Chair:**

Joe Hoffer, Cohen Highley LLP

**Members:**

Paul Cappa, Cohen Highly LLP;
Robert Doumani, Aird & Berlis LLP;
Eric Ferguson, O'Shanter Developments Inc.
Debra Fine, Debra Fine Barrister & Solicitor;
Tom Halinski, Aird & Berlis LLP;
Jeff Hutchison, Timbercreek Asset Management;
David Lyman, Dickie & Lyman LLP;
Jim Moak, Paralegal Services Inc.;
Tyler Seaman, Oxford Properties
Neil Sigler, Parkway Realty Ltd.;
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 tenancy procedures, as well as the quality and fairness of the landlord-tenant dispute process. The committee provides value to FRPO members through review of the Landlord Tenant Board's new forms, brochures, rules and guidelines.

Rent Control Committee**Chair:**

John Dickie, Dickie & Lyman LLP

**Members:**

Paul Cappa, Cohen Highley LLP;
Tom Deutsch, Parkway Realty Ltd;
Robert Doumani, Aird & Berlis LLP;
Tom Halinski, Aird & Berlis LLP;
Margaret Herd, Park Properties;
Joe Hoffer, Cohen Highley LLP;
Jeff Hutchison, Timbercreek Asset Management;
Douglas H. Levitt, Horlick Levitt Di Lella 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. Committee members provide regular comment and input on new Landlord Tenant Board procedures, as well as on any Residential Tenancy Act provisions related to rent regulation rules. Over the years, this committee has worked tirelessly to advocate for rent regulation policies that promote a healthy rental market.

Legislation and Regulations Committee**Chair:**

Allan Weinbaum, W.J. Properties

**Members:**

Debra Fine, Barrister & Solicitor;
Joe Hoffer, Cohen Highley LLP;
Troy Pelletier, Minto Properties;
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 this committee include those related to labour law and workplace safety, disability legislation and accessibility, real estate transaction law, fire and building code regulations, legal liability issues and responding to any provincial private members' bills that impact the rental housing sector.

Regional Committee

Chair:

Arun Pathak, Hamilton and District Apartment Association



Members:

Daryl Chong, Greater Toronto Apartment Association;
B.J. Santavy, London Property Management Association;
John Dickie, Eastern Ontario Landlord Organization;
Anthony Koziol, Hirsch Habitats Ltd. (North Bay);
Charles Lumley, Quinte District Landlords' Association;
Arun Mehta, Richmond Realty Group (Ontario) Inc.
Doug Simmons, Sudbury District Landlords' Association;
Larry Smith, Waterloo Regional Apartment Managers' Association;
Sina Tahamtan, Kingston Rental Property Owners;
Larry Thibault, Chatham Landlord Association.

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. The Regional Committee creates an open forum for associations to provide FRPO 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 Regional Committee allows 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, Effort Trust



Members:

Jeff Birman, Cando Apartments
Robin Bookbinder, Pinedale Properties Ltd;
Paul Chisholm, Berkley Property Management;
Mark Kessler, Greenwin Property Management;
Mike McGee, Energy Profiles;
Peter Mills, Multilogic;
Nancy Moran, Spinnaker Recycling;
Terry Ryan, Coinamatic
John Sirilas, Timbercreek Asset Management;
Martin Zegray, Realstar Management.

The Utilities Committee assists FRPO in addressing the increasing importance of issues related to electricity, gas, water, waste management services and any other matter impacting energy conservation and environmental sustainability in our industry.

Certification Committee

Chair:

Randy Daiter, M & R Property Management Ltd.



Members:

Jeff Hutchison, Timbercreek Asset Management;
Geoff Younghusband, Osgoode Properties;
Yehudi Hendler, Y.L. Hendler Ltd.;
Leonard Visconti, Tandem Property Management;
Bert Steenburgh, Oxford Properties Group;
Ben Wallace, Westwood Management International;
Amin Rahim, Vertica Resident Services.

The past year was a busy one for the CRB program with a number of significant items being accomplished that will continue to enhance the program going forward. The Environmental Standards Project was completed, and will see the introduction of 10 new Environmental-Operating Standards of Practice in the

spring of 2013. These new environmental standards are a significant milestone for the program and set the benchmark base-line for environmental operating standards for our industry, along with the framework to actively engage our members, their staff and their residents in energy conservation measures. As well, Ontario rental-housing consumers are showing growing acceptance of the program and have rewarded CRB-program members with over 64,000 Outlink inquiries in 2012; a 23% increase over the last year.

Certification Governance Committee

Chair:

Marv Sadowski, Sterling Karamar Property Management



Members:

Heather Waese, SPAR Property Consultants;
Justin Taylor, Bank of Nova Scotia;
Anne-Marie Breen, Wall2Wall Media;
Sam Grossman, Retired Executive.

Governance Committee reviewed and approved the audits and renewal audits of over 440 multi-res buildings during the past year. As well, committee members reviewed over 100 tenant inquiries into the program and ensured proper response to these inquiries was being undertaken. Risk management regime is a key undertaking of the Committee and during 2012 they approved new audit guidelines for two new standards, and updated audit requirements for three existing standards. A new Visual Audit Inspection project was approved as means to strengthen the program's "quality-assurance" pledge to Ontario rental-housing consumers.

Membership and Member Services

Chair:

Patti-Jo McLellan-Shaw, Hapfield Developments

Members:

Peter Altobelli, Yardi Systems Inc;
Paul Chisholm, Berkley Property Management;
Jim Mathewson, Dulux Paints;
Arun Mehta, Richmond Realty Services;
Anne Meinschen, Skyview Realty;
Mary Ongaro, Absolute Ventilation;
Kim Reid, Taurus Group;

Sean Smith, Coinamatic;
Christine Tonus, Mediapeach.



Concert Realty staff hold a pancake breakfast for tenants.

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. These benefits included an ongoing program of education seminars, social events, new bulk-purchase discount programs and membership information sessions.

Public Relations Committee

Members:

Peter Altobelli, Yardi Systems;
John Dickie, Dickie and Lyman;
David Eisenstadt, the Communications Group Inc;
Sheryl Erenberg, Sheryl Erenberg and Associates;
Jessica Green, Cursive Consulting;
Bonnie Hoy, Bonnie Hoy & Associates;
Trisha Macpherson, CAPREIT;
Kim Reid, Taurus Group;
B.J. Santavy, Skyline Management;
Christine Tonus, Mediapeach.

FRPO's Public Relations Committee is responsible for developing a comprehensive strategy for improving and enhancing the overall image of the FRPO as an industry association, promoting the positive aspects of Ontario's private rental housing sector and building credibility and strength of the industry and our members.



FRPO members toured Boston apartment buildings, such as the Baker Chocolate Factory Lofts, in September 2012.

BOARD OF DIRECTORS

Front Row: Paul Chisholm, Vince Brescia, Allan Weinbaum, Ugo Bizzarri, Bill Zigomanis, Geoff Younghusband;
Back Row: Gary Lee, Larry Smith, Tyler Seaman, Jason Ashdown, John Stang, Ken Kirsh, Margaret Herd, Michael Mackenzie, John Dickie, Brent Merrill.



FRPO's 2012/2013 Board of Directors

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Ugo Bizzarri, *Timbercreek Asset Management Inc.*

VICE CHAIR

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Margaret Herd, *Park Property Management Inc.*

David Horwood, *The Effort Trust Company*

Ken Kirsh, *Sterling Silver Development*

Gary Lee, *GWL Realty Advisors Inc.*

Michael Mackenzie, *Conundrum Capital*

Patti-Jo McLellan-Shaw, *Hapfield Developments*

Brent Merrill, *MetCap Living*

Tyler Seaman, *Oxford Properties Group*

Larry Smith, *Haney Property Management*

John Stang, *Minto Management Ltd*

Geoff Younghusband, *Osgoode Properties*

Bill Zigomanis, *Boardwalk Rental Communities*

The Federation of Rental-housing Providers of Ontario (FRPO)



Vince Brescia
President & CEO

Ted Whitehead
Director of Certification

Mike Chopowick
Manager of Policy

Lynzi Michal
Membership Services
Manager

Laurie Cooper
Business Manager

CONTACT

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OUR 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 who supply and manage homes for over 350,000 households across Ontario.

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 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.