

# THE MATT MYSAK REPORT



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## Residential Tenancies Act

Provincial Liberals have proposed changes to the above Act. Housing Minister John Gerretsen calls the legislation "balanced and fair" to both landlords and tenants. Some proposed changes:

- landlords can still determine the rental price for vacant units
- annual rent increases on occupied units are restricted to the inflation rate
- landlords will need a hearing to evict non-paying tenants
- special increases for capital improvements (new balconies,

windows etc.) are restricted to 3% per year for 3 years. Once the costs have been recovered, the rent has to come back down.

During the recent election, the Liberals had promised to put restrictions on what landlords could ask for vacant units. However, Gerretsen claimed that current market forces made that control unnecessary.

Currently, 32% of households in Ontario rent, with Toronto showing a 50% rental rate.

In 2004 the vacancy rate in the GTA was 4.3% but this year is expected to be in the range of 3.5%

## Don't flush your profits!

The City of Toronto has a Toilet Replacement Program that will pay multi-unit residential owners, (minimum 7 units), to replace old toilets with water-efficient 6 litre models.

Payments are as follows:

- \$60 per low flow 6 L toilet
- \$75 per high efficiency toilet
- \$100 per 3.8 L toilet or urinal
- \$150 per rear-exit 6L or less toilet

Some conditions apply. For details e-mail [savewater@toronto.ca](mailto:savewater@toronto.ca) or call 416-392-7000.

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