

The Residential Tenancies Act

Legal Strategies & Tips for Rental Housing Providers

FRPO 2017
RTA SEMINARS

Please email your completed form to events@frpo.org
Alternatively you may register online via our events page located on the FRPO website frpo.org.
Please note that online registration is not available for those taking advantage of the Regional Member Discount.

Company: _____ Member Number: _____ Contact Name: _____

Address: _____

Telephone: _____ E-Mail: _____

Please email me about future FRPO events

Name of Attendees: _____

Method of Payment: Cheque Visa MasterCard AMEX

Card Number: _____ Expiry Date: _____

Card Holder's Name: _____ Signature: _____

If you would like more information on these seminars or have a question regarding registration, please contact us at 416 385 1100 or events@frpo.org

Cost: FRPO Members: \$99.99 + HST (\$112.99)
 Non-Members: \$199.99 + HST (\$225.99)
 Members of a FRPO recognized regional association \$149.99 + HST (\$169.49)

*Refunds are not available within 7 days of the event. Credit card cancellations will be charged a 5% admin fee.

Member Number/Recognized Regional Association: _____

Location: (Please check preferred location)

Toronto

Tuesday April 4, 2017

Old Mill Inn

21 Old Mill Road

Kingston

Wednesday April 12, 2017

Donald Gordon Conference Centre

421 Union Street, West

Ottawa

Thursday April 13, 2017

Ottawa Conference

& Event Centre

200 Coventry Road

London

Thursday April 20, 2017

Lamplighter Inn

591 Wellington Road

Toronto

Tuesday April 25, 2017

Old Mill Inn

21 Old Mill Road

Sudbury

Thursday April 27, 2017

Quality Inn

390 Elgin Street

'Legs' and 'Regs'

With hundreds of regulations contained within the Residential Tenancies Act, it can often be difficult for those working in the rental housing industry to keep up with the changes. This section will focus on some of the recent amendments and additions, as well as identify other important pieces of legislation that can affect your day to day both on-site and at the Landlord Tenant Board. Topics will include the 28 Day Notice of Termination, Failure to Maintain vs Interference with Reasonable Enjoyment, the Human Rights Code as well as the Duty to Accommodate.

Dealing with the Professional Tenant

Recently, "professional tenants" have made the headlines by taking advantage of the Residential Tenancies Act and their rental housing providers. Landlords and their staff must be diligent in screening and proficient in the regulations to stay on top of these types of situations. This section has been designed to provide best practices on how to avoid the professional tenant, how to detect problem tenants early on and once identified, how to get an eviction order.

Learn from Real Life Cases

Numerous important and landmark cases involving rental housing providers work their way through the courts each year. FRPO's RTA seminars will look at case examples from the Landlord Tenant Board and Divisional Court that have resulted in precedent setting legal outcomes in residential tenancy law.

*Program and speakers subject to change.

AGENDA



8:00am - 8:30am
Registration & Breakfast



8:30am - 8:35am
Opening Remarks



8:35am - 9:45am
Keeping up with the RTA

- What is the new 28 Day Notice of Termination?
- What to do when you receive the 28 Day termination Notice
- Strategies for preventing on-site staff harassment
- Recognizing Human Rights Issues
- The Duty to accommodate
- Landlord liability for "Failure to Maintain" vs. Interference with Tenant Reasonable Enjoyment
- Sub-Metering Issues at the LTB



9:45am - 10:00am
Coffee Break



10:00am - 11:00am
Dealing with the Professional Tenant

- Effectively screening of prospective tenants
- Assessing tenancy applications
- Inspection of the Rental Unit
- Non-payment of rent vs Persistent late payment
- Trial by Ambush: Preparing against s. 82
- Streamlining Reviews and Derailing Stays pending appeal



11:00am - 12:00 noon
Case Law Update

- Examples of recent Landlord Tenant Board orders
- Review of recent Divisional Court decisions

YARDI

STAY INFORMED



A DIVERSE REVIEW IN LANDLORD TENANT LAW

TORONTO | KINGSTON | OTTAWA
LONDON | SUDBURY

frpo

Federation of Rental-housing
Providers of Ontario

SPONSORS

YARDI

Coinamatic
Laundry & Beyond. Simply Clean.

ROGERS

wyse
METER SOLUTIONS
wysemeter.com

4Rent.ca

FIRST NATIONAL
FINANCIAL LP

GREENWIN

HORLICK LEVITT DI LELLA
LLP BARRISTERS & SOLICITORS

MIDNORTHERN APPLIANCE

sparkle
SOLUTIONS

YellowPages NextHome

ZipSure.ca

OUR SPEAKERS INCLUDE



John Dickie

Dickie & Lyman Lawyers LLP

John Dickie practices Property Tax Assessment law, Landlord and Tenant Law for landlords, and government relations. John has practiced landlord and tenant law since 1982. He acts for many of the largest residential landlords in Ottawa Carleton, as well as many landlords of medium and small sized buildings. John is the Chair of the Eastern Ontario Landlord Organization, and is also President of the Canadian Federation of Apartment Associations. With David Lyman, John authored Working with the Residential Tenancies Act, a textbook for landlords and para-legals.



Robert G. Doumani

Aird & Berlis LLP

Bob practices administrative law, with an emphasis on municipal, planning, servicing and finance matters. He has acted for the public and private sectors in connection with source protection issues, municipal servicing and finance issues, including service provider liability, public/public, public/private sector ventures, development charge and property assessment matters, privatizations and residential housing issues including new development, demolition and conversion of existing rental housing stock, infill and intensification, and the regulation of rental housing. His clients include a wide range of public and private sector entities including municipalities, developers and apartment building owners.



Tom Halinski

Aird & Berlis LLP

Tom's practice is devoted to administrative law. He represents private and public sector clients in the areas of municipal law, land use planning and development law, property tax assessment, landlord tenant law and freedom of information. Tom frequently appears before various administrative tribunals, including the Ontario Municipal Board, the Assessment Review Board and the Landlord and Tenant Board. He has broad experience in both advising and representing municipalities and adjustment, land division committees, as well as conservation authority boards.



Patrick Harrington

Aird & Berlis LLP

Patrick's practice is dedicated to written and oral advocacy. He frequently appears before the Ontario Municipal Board seeking or opposing development approvals for a broad range of clients. Patrick has also represented both public and private sector clients on motions, action and appeals before the Superior Court of Justice, the Divisional Court, the Court of Appeal and the Supreme Court of Canada.



Joe Hoffer

Cohen Highley LLP

Joe Hoffer is a lawyer and partner with Cohen Highley LLP, a law firm with offices in London, Kitchener, Chatham and Sarnia. Joe has practiced in the area of Real Estate, Condominium Law, and Residential Tenancies Law for the past 30 years. Joe appears regularly before Provincial Boards and Tribunals, the Superior Court of Ontario, the Ontario Divisional Court and the Ontario Court of Appeal.



Shannon Kiekens

Cohen Highley LLP

Shannon is an experienced paralegal with the firm's administrative law group, representing clients before the Landlord and Tenant Board and Small Claims Court throughout Southwestern Ontario. Shannon graduated from the Paralegal Program at Westervelt College and is a registered paralegal with the Law Society of Upper Canada. Since 2000 Shannon has been employed with Cohen Highley LLP. Shannon is a Board of Director of the London Property Management Association and the current 2nd Vice President. Shannon is also a part-time Professor for Fanshawe College in the Division of Public Safety teaching courses for the Paralegal and Law Clerk programs.



Douglas H. Levitt

Horlick Levitt Di Lella LLP

Douglas H. Levitt received his LL.B. from Osgoode Hall Law School in 1998 and was admitted to the Law Society of Upper Canada in 2000. Doug is a senior partner at Horlick Levitt Di Lella LLP, and has extensive experience advising and representing landlords. His practice includes representing landlords with respect to property acquisition and disposal, financing, construction, conversion of residential properties, property management, employment, contracts, leasing and litigation & dispute resolution. In this last regard, Doug has appeared before a variety of courts and administrative tribunals, including the Landlord and Tenant Board, the Human Rights Tribunal of Ontario, the Divisional Court of Ontario, and the Court of Appeal for Ontario.



Kristin A. Ley

Cohen Highley LLP

Kristin is a Partner with Cohen Highley LLP in London and practices in the area of Administrative law with a focus on Human Rights and Residential Tenancies. She works exclusively for housing providers and landlords with respect to all lease issues and the defence of human rights complaints. As well, Kristin works on the defence of Provincial Offences charges involving municipal by-laws, the Fire Code and Building Code.



Vedran Simkic

Aird & Berlis LLP

Vedran Simkic is an associate and a member of Aird & Berlis LLP's Litigation Group. Vedran practises corporate and commercial litigation including labour and employment law, quasi-criminal regulatory matters, financial services litigation, and Landlord and Tenant Board matters.



Emma Sims

Cohen Highley LLP

Emma is experienced in representing landlords in the area of landlord tenant law before the Landlord and Tenant Board and in representing both plaintiffs and defendants in Small Claims Court proceedings across Southwestern Ontario. Since 2003, Emma has been employed with Cohen Highley LLP as a paralegal in the residential tenancies department. Emma was born and raised in London, Ontario. She is a graduate from the Law Clerk Program at Fanshawe College and she is a registered paralegal with the Law Society of Upper Canada. Emma is a Board of Director of the London Property Management Association and is the past President. Emma is also a Part-time Professor for Fanshawe College in the Division of Public Safety teaching courses for the Paralegal program.

