

# Government Relations Webinar

Federation of Rental-housing Providers of Ontario



Federation of Rental-housing  
Providers of Ontario

Date: June 19, 2018

# Overview of the Presentation

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1. Election results discussion
2. Housing as an issue during the campaign
3. Doug Ford's mid-campaign pivot on market intervention
4. Public pressure to address housing affordability continues
5. The new government and their potential approach
6. FRPO's key asks for the new government

# 2018 Ontario Election

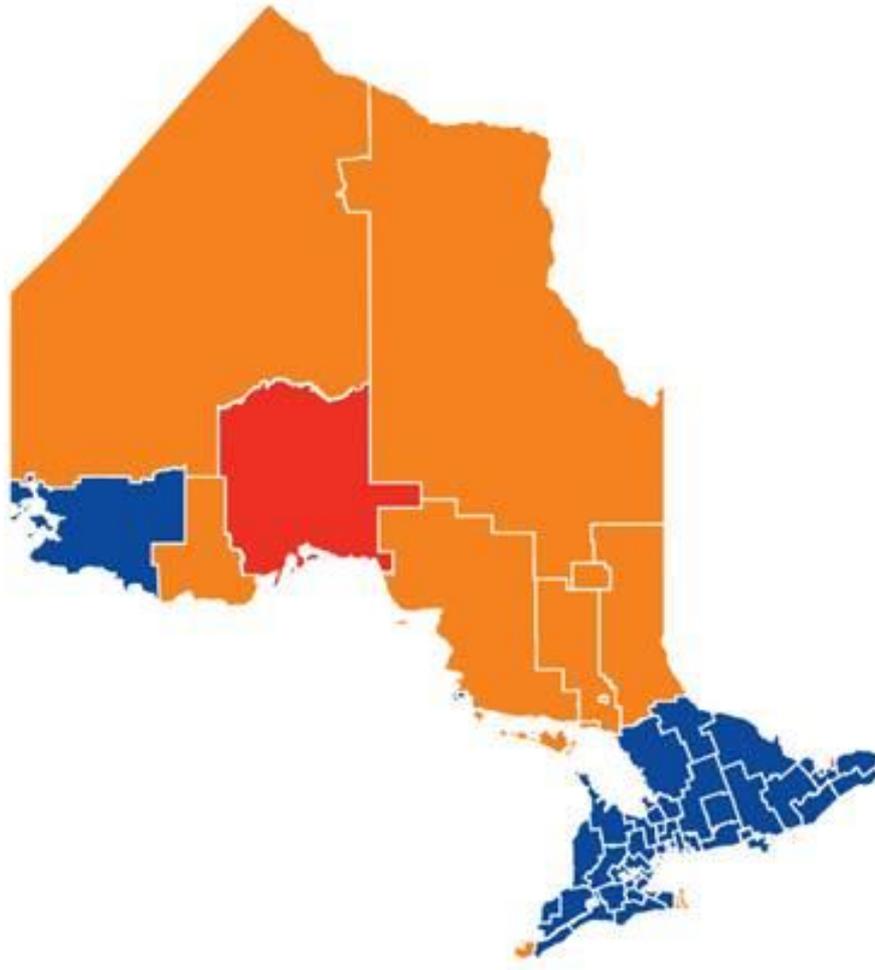
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- Doug Ford and PCs elected to a strong majority government.
- Liberals lost party status and finish with historically low seats.
- NDP uptick in the last few weeks did not hold on election day – their final seat number was below most projections.
- Kathleen Wynne resigned as Ontario's Liberal Party leader after five years as Premier.

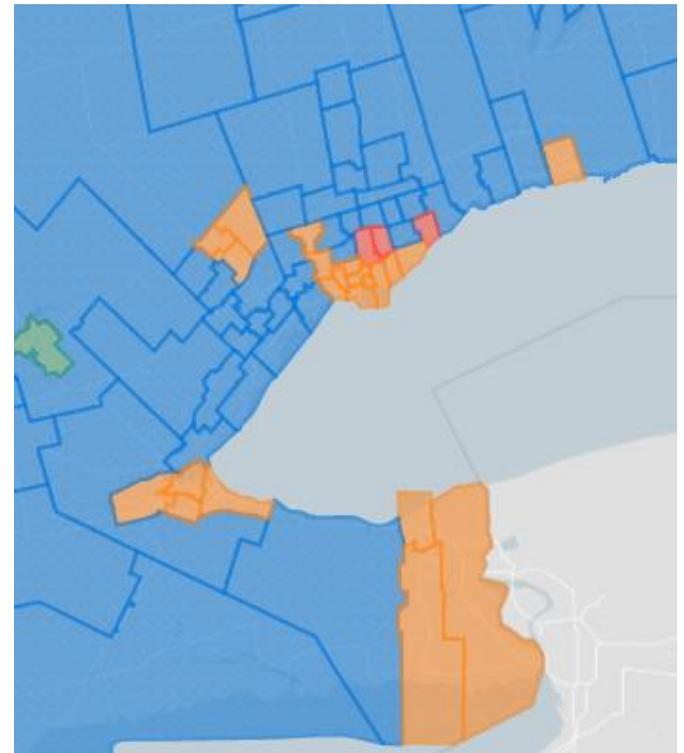
Party	Popular Vote	Seats
PC	40.5%	76
NDP	33.6%	40
Liberal	19.6%	7
Green	4.6%	1

# New Electoral Map of Ontario

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Greater Golden Horseshoe

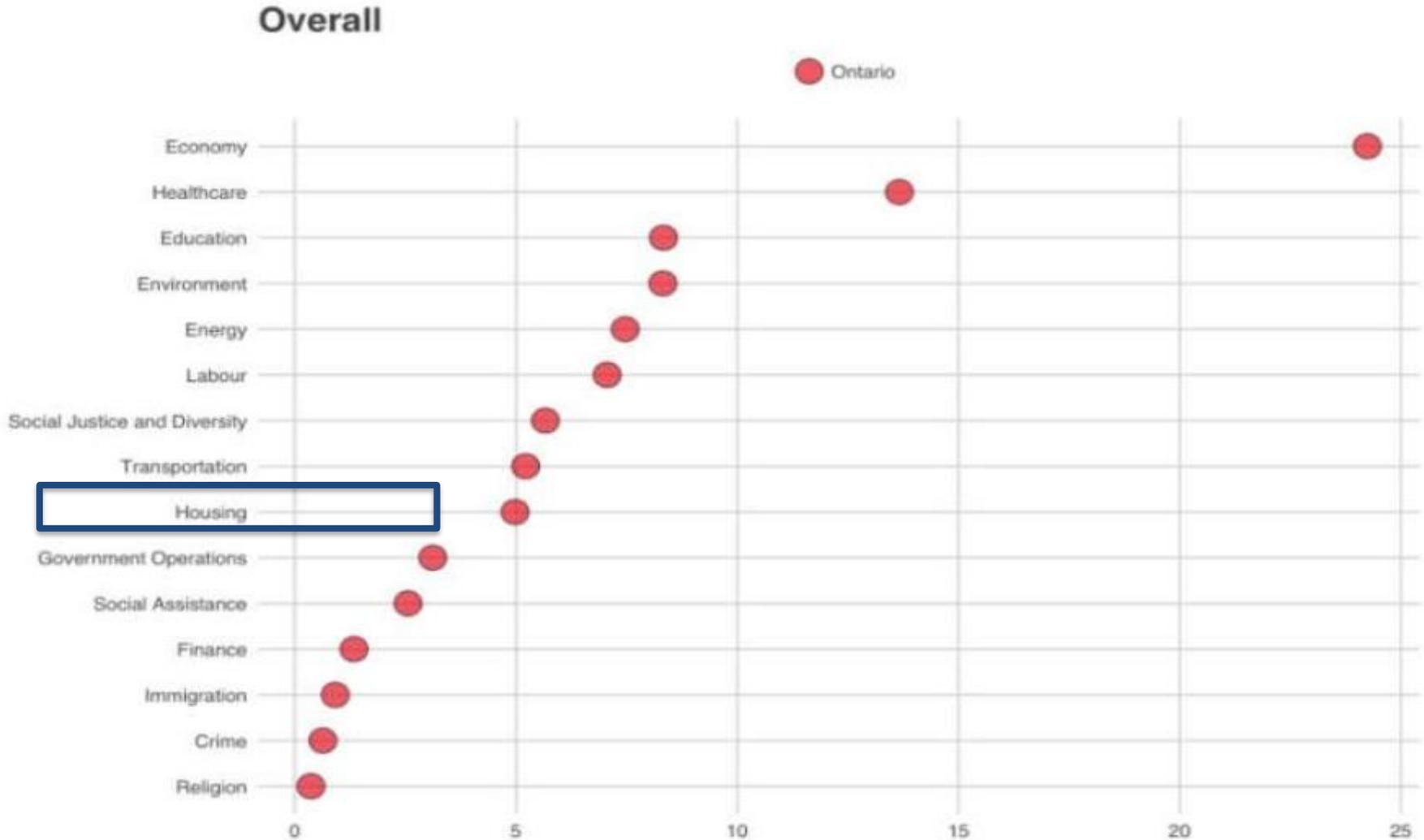


# Housing was a Key Election Issue for Public

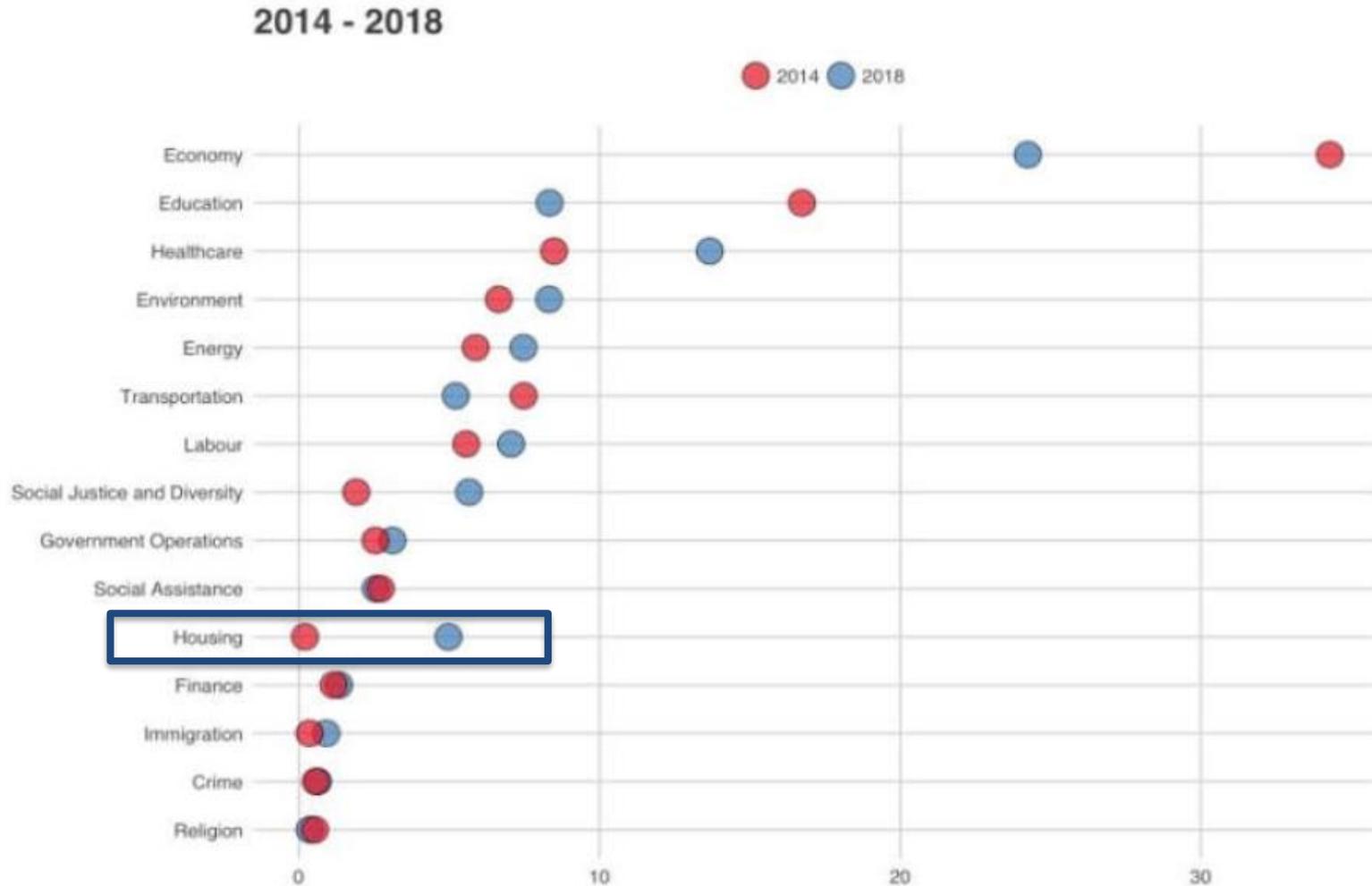
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- CBC released their “Vote Compass” findings – an online voter engagement survey early in the election.
- Inputs were weighted by gender, age, education and country of birth to ensure sample consistency with Ontario’s actual population.
- Survey included a question asking the 12,637 respondents to identify their most important issue.

# Housing was Top Issue for 5% of Respondents

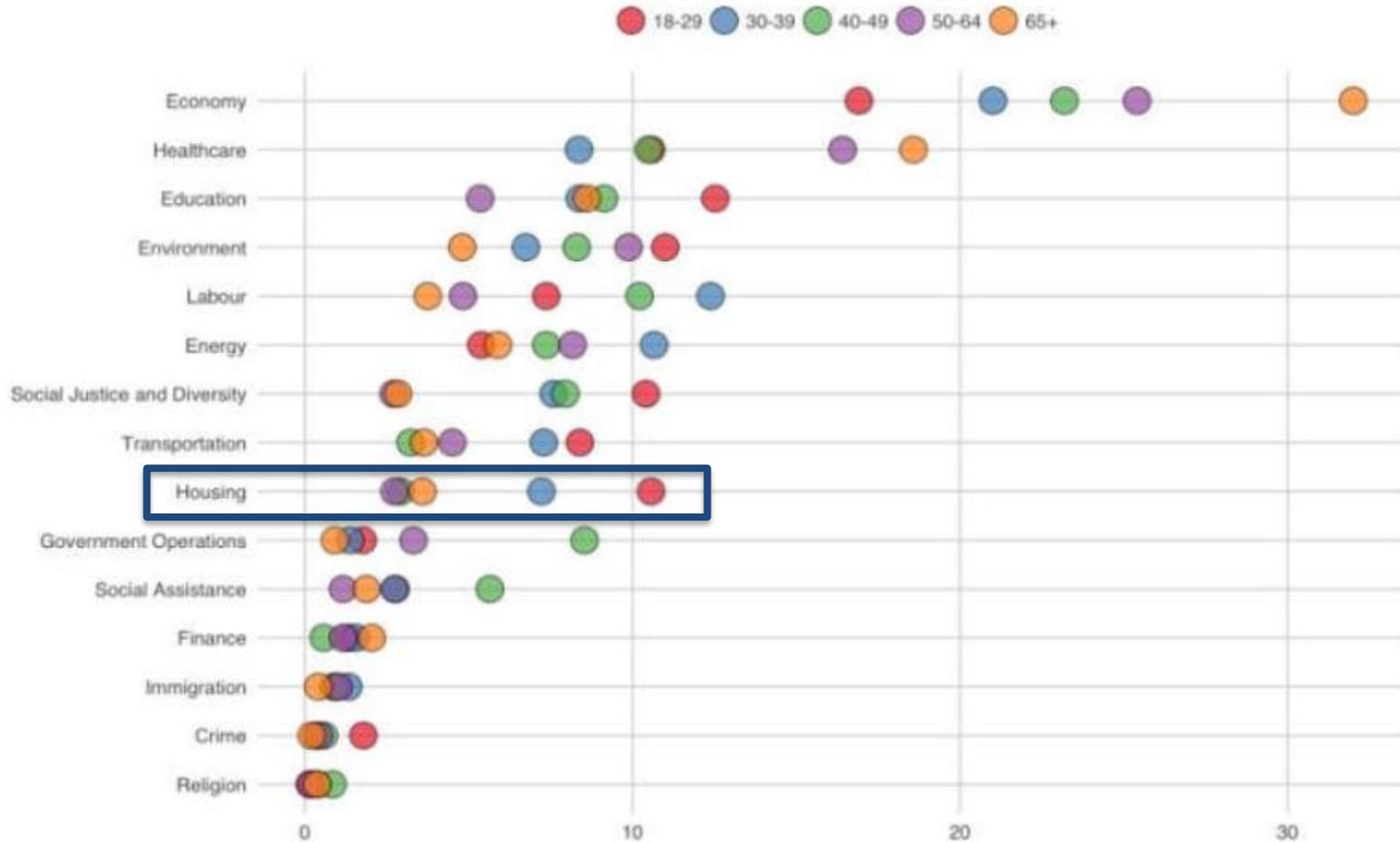


# Housing went from being the top issue of ~0% to 5% of respondents since last election



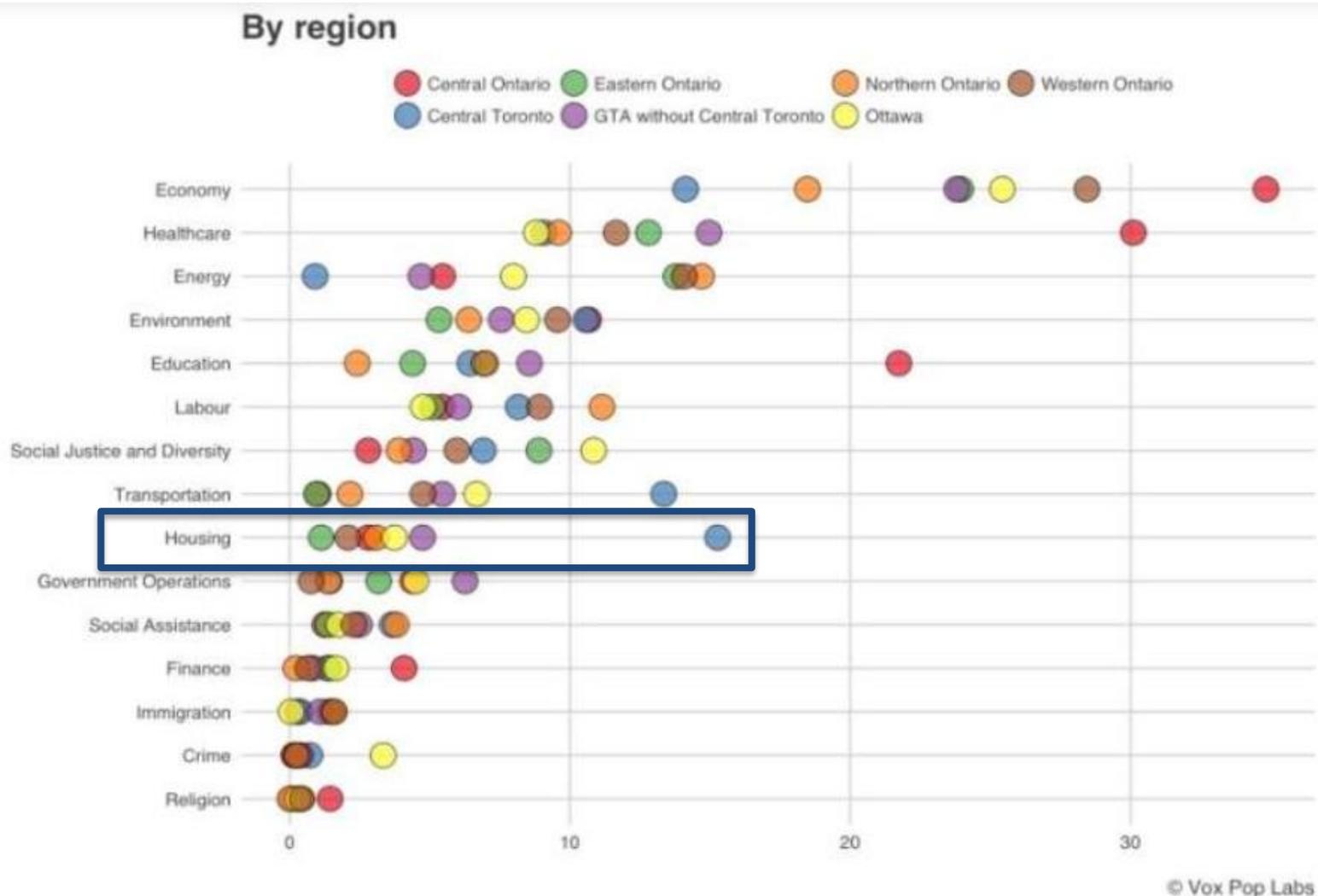
# Housing was the top issue for >10% of respondents between 18-29 years of age

## By age



© Vox Pop Labs

# Housing was the top issue in central Toronto among respondents



# Ford changed position mid-campaign

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- Soon after being elected leader of the PC Party, Doug Ford expressed his views against intervention in the housing market.
  - On rent control: *“[I] like having the market dictate”*
  - Broadly on intervention in housing market: *“I believe in the market dictating. The market, no matter whether it’s the stock market or anything, it will always take care of itself — supply and demand.”*
- After being repeatedly attacked on his preference for “having the market dictate” housing prices on the rental and ownership side – the party was forced to mitigate the attacks by issuing a release committing to the rent control regime:
  - *“a Doug Ford government will maintain the status quo in terms of rent control”*

# Public Pressure to Address Affordability Continues

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- With the election over, builders, realtors and urban thinkers are pressuring Ford to act on housing affordability.

**TORONTO STAR**

## How can Doug Ford fix Toronto-area housing?

By **TESS KALINOWSKI** Real Estate Reporter  
Fri., June 15, 2018

- Suggested actions include:
  - *Streamline approvals*
  - *Reduce taxes on housing*
  - *Right-size housing options*
  - *Leveraging on public land*
  - *Align housing with transit and highways*
  - *Adjust rent control*

# PCs May Take Quick Action on Supply

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- The incoming government is likely to take bold measures within the first 100 days on key issues; including tackling the housing market's supply problem.
- Their initial predisposition may be towards eliminating “red tape” and streamlining processes, but bold measures like exemptions to the rent increase guideline or special rates for new purpose built rentals could happen.
- FRPO will actively lobby the new government and submit measures the government can implement to increase supply and improve the overall operating climate for rental housing.

# A Populist - not Traditional - Conservative Party

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- The new government is good news for FRPO overall, but they will listen to tenants.
- This is not a traditional conservative government, the Ford government will be a populist conservative government.
- Frontline staff attitudes will be very important.
- Media stories about tenant problems will not be good news.
- If tenant problems get out of hand, a populist government may take action against landlords.

» TORONTO STAR «

**Complaints about nosy landlords on the rise**

» TORONTO STAR «

**East York tenants accusing landlord of not keeping heat high enough**

» TORONTO STAR «

**Tenants say 'flimsy' law opens door to 'renovictions'**

# FRPO “Asks” to the New Government

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- FRPO will be advancing the following set of actions the new government can take to create new supply and improve the general operating climate for rental housing in the Province of Ontario.

## Measures to Create New Supply

Maintain vacancy decontrol

Adjust the annual rent increase guideline

Implement a rolling exemption

Reduce the burden of property taxes and HST

Support Housing Benefits

Reduce Red Tape

## Measures to Improve Operating Climate

Streamline the Landlord and Tenant Board

Improve the ability to enforce evictions

Allow sub-metering of electrically heated buildings