



**Canadian
Federation of
Apartment
Associations**

**Fédération
Canadienne Des
Associations
De Propriétaires
Immobiliers**



August 2009

National Outlook

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Sales Tax Harmonization in Ontario and British Columbia

By John Dickie, President, Canadian Federation of Apartment Associations

In recent months both Ontario and British Columbia have announced their decisions to harmonize their sales taxes with the GST on July 1, 2010. After that date the federal sales tax and the provincial sales tax will be collected together as one harmonized sales tax, or HST. It is clear that this decision will result in higher landlord costs and negative implications for landlords and tenants in both those provinces.

The Federation of Rental-housing Providers of Ontario (FRPO) estimates that harmonization will increase residential rents in Ontario by 2.5% to 3.0%, or \$270 to \$320 per year for the average tenant. The experience in Atlantic Canada and Quebec was that harmonization quickly raised rents in the order of 1.5%.

Consumer prices will rise because the

(Continued on page 2)

CFAA Rental Housing Compensation Survey Available in September

In mid-September 2009, the Canadian Federation of Apartment Associations (CFAA) will be releasing its professional survey of employee salaries, wages and benefits in the rental housing industry in major cities across Canada.

The survey will help human resources managers and property managers to manage compensation costs by reporting the market salary and wage rates for

property managers, superintendents, maintenance technicians, leasing agents, cleaners and other rental housing employees. The survey will report the median salary and compensation cost, and wherever possible, the salary cost at the 25th, 75th and 90th percentile.

Where the data permits, the survey will also include positions which are used in larger

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CFAA's Pre-Budget Submission Addresses Tax Issues

Each year the Parliamentary Finance Committee receives input from stakeholders on what taxation and expenditure measures should be included in the federal Budget. In August 2009, CFAA made a written submission to the Finance Committee advocating:

1. tax deferral on the sale of one rental property and purchase of another;
2. zero-rating rental housing for GST/HST; or in the alternative,
3. reforming the determination of the

GST/HST on the self-supply of new rental housing to charge the tax on "cost plus".

What follows is the executive summary of the CFAA submission.

For many years in Canada, public policies at all levels of government have promoted homeownership. Those policies include explicit incentives for homeownership and several benefits under the income tax system that accrue to many homeowners. However, most low-income Canadians are not home-

(Continued on page 4)

Sales Tax Harmonization , cont'd

(Continued from page 1)

provincial sales tax (PST) component of the harmonized tax will be charged on items that are currently exempt from the PST. However, because the goods and services required to operate a rental building are not the same as the basket of goods and services that are used to measure the consumer price index (CPI), the average landlord's costs will likely rise by more than consumer prices generally.

Landlords costs will also certainly rise by more than other businesses' costs change. Rental housing is one of the few types of businesses in Canada that is "GST-exempt" (others include health and dental services and day-care). There is no GST on rents. But rental housing providers must pay GST on their input costs. Unlike most business operators, landlords do not get input tax credits for the amounts they pay in GST, and they will not get input tax credits for the new HST.

The impact of harmonization is to apply the PST to a variety of new input costs that previously were exempt from the PST. In the rental housing sector this includes such costs as natural gas, electricity, maintenance contracts, property management services, renovation contracts, and so on. Those costs make up a large part of the operating costs of most rental housing

providers.

However, the PST was to some extent embedded in those costs because of its being paid by the suppliers, and the GST those private suppliers paid also flowed through into what they charged to landlords. Now those suppliers will receive the benefit of the GST input tax credits. As a result, the cost increase to landlords may not be as high as 3.0%. When landlords costs increase (whether by 1.5% or 3.0% or somewhere in between), market forces would normally cause the increases to be passed on to tenants. However, with rent control, landlords may end up bearing the extra costs in both Ontario and BC.

In Ontario, the rent control guideline is equal to the CPI and landlords can apply for above-guideline rent increases to recover unusual cost increases in utilities and for major repairs. However, above guideline increase applications are costly, administratively burdensome and bad for tenant-landlord relations. Moreover, the applications would be available only for the added sales tax on natural gas and electricity, not for the added taxes on maintenance contracts, property management services, renovation contracts or other goods and services.

In BC, the rent increase guideline is equal to the CPI plus 2%, but landlords cannot apply for extra rent increases to recover extra cost increases. Now, before the sales tax harmonization, most BC landlords take the full guideline to

pay for their various costs and cost increases which are not covered by the CPI. Unless the BC government makes provision for a rebate of the increased taxes, landlords will be stuck with the extra HST costs.

In both BC and Ontario, the governments have recognized that harmonization would have a negative effect on new housing construction, and therefore they are providing for a significant rebate on their portion of the HST for new construction of either owner occupied homes or rental homes. (The federal government already provides a GST tax rebate for new homes up to a limit on the home's value of between \$350,000 and \$450,000.)

If the governments of BC and Ontario want landlords to provide quality rental housing, they also need to make adequate provisions to address the impact of harmonization of their provincial sales taxes on the year-in and year-out operation of rental housing.

In both provinces, apartment associations are working hard to seek remedies for the provincial decisions to harmonize their sales taxes with the GST. While the new tax burden is largely a provincial issue, CFAA is lobbying the federal government to improve the tax treatment of rental housing whether it be under the GST or the HST.

CFAA's 2010 Rental Housing Conference planned for landlords

The CFAA Board has decided on a major change in the way CFAA organizes its Annual Conference. Until now there has been a significant emphasis on issues of interest to apartment association leaders. In 2010 the plan is to host a conference directed squarely at landlords and rental housing providers, and what is of interest to them. CFAA will offer two choices of topics in the majority of time slots so that there is a "senior executive/investor stream" and also a "property manager stream".

The intention is to offer political topics

only to the extent that they are of interest to ordinary landlords, property managers and investors, rather than to the extent that they are of interest to association leaders.

For the Energy Conference, on June 14, 2010, we expect the topics to include:

Senior Executive and investor stream

- The energy outlook for Canada, including carbon taxes and Cap & Trade issues
- Sub-metering electricity
- New energy technologies: solar

water heating and geothermal

Property Manager stream

- Electricity savings (besides sub-metering)
- Energy conservation and subsidies for low-rise buildings
- Energy conservation and subsidies for high-rise buildings
- Waste disposal & recycling

For the Investment & Management Conference, on June 15, 2010, we expect the topics to include:

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Compensation Survey, cont'd

(Continued from page 1)

operations such as Regional Manager, Maintenance Manager, Assistant Property Manager, Property Administrator, Legal Administrator, Property Accountant, Doorman/Concierge and Security Guard.

Survey reports should be available for the following centres:

- Victoria (and Nanaimo)
- Greater Vancouver
- Calgary (and Lethbridge)
- Edmonton
- Saskatoon and Regina
- Winnipeg
- London (and Windsor & Sarnia)
- Waterloo (including Kitchener, Cambridge & Guelph)
- Hamilton (including Burlington)

- Greater Toronto
- Ottawa
- Montreal
- Halifax (including Dartmouth, and with Saint John)

As well, there will be a National Report which covers all those centres. The survey prices will vary according to the size of the centre. Discounted prices are available for landlords who provided their employee compensation data and benefits information.

CFAA extends its thanks to all the owners and managers who participated in the survey. That includes many small and medium sized landlords across Canada, as well as national and major landlords such as CAPREIT, Boardwalk, Gateway, Homestead, Killam, Mainstreet, Medallion, Minto, Morguard, Osgoode, Oxford, Paramount Properties, Park Properties, Realstar, Regional Group, Remail

Group, Sifton Properties, Sophie Investments Inc., Southwest Properties Ltd., Timbercreek, Transglobe, Vertica, Weidner and Westcorp Properties Inc.

Particular thanks goes to Transglobe Property Management, which sponsored the survey, and to Steven Osiel of Pal Benefits Inc., who designed the survey with input from national landlords, and is now processing the large volume of data received.

If you have not already ordered the Compensation Survey, please diarize Sept 22 to go to CFAA's website (www.cfaa-fcapi.org) to check the survey price and to order the compensation survey for the city or cities of interest to you.

CFAA Conference, cont'd

(Continued from page 2)

Senior Executive and investor stream

- Political developments affecting landlords across Canada
- The new HST and Tax deferral on reinvestment
- The economy in May 2010 and what it means for rental housing

Property Manager stream

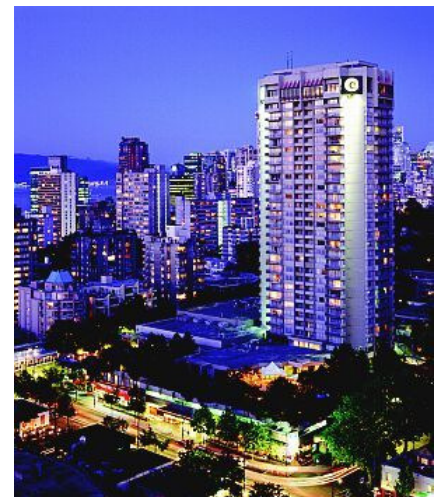
- Attracting and keeping tenants in the internet age
- Moving towards a smoke free building
- Ancillary revenue sources: what's new & what works best?

The Conference will be held in Vancouver, British Columbia, with the support of the British Columbia Apartment Owners Association (BCAOMA) and the Rental Owners and Managers Society of BC (ROMS BC). Delegates are welcome to register for one day or two.

There will be discounted registration fees for early registration and for attending both days.

Please hold the dates Monday, June 14, and Tuesday, June 15, 2010, to join CFAA, BCAOMA and ROMS BC in Vancouver for a great Rental Housing Conference for landlords, including investors, senior executives, property managers and owner-managers.

*Join us for
the 2010 CFAA conference
at The Coast Plaza Hotel &
Suites, Vancouver, BC
from June 13 to 15, 2010.*



**Canadian
Federation of
Apartment
Associations**

**Fédération
canadienne des
associations
de propriétaires
immobiliers**

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Submission addresses tax issues, cont'd

(Continued from page 1)

owners, and the larger part of the income tax benefits of homeownership do not accrue to low-income households even if they are homeowners

By contrast, between 1970 and 1990 the tax treatment of rental housing was made steadily worse. The current tax position means that Canada's housing markets are not providing the housing opportunities in the rental sector needed by households with low and moderate incomes.

Tax Deferral On Sale And Re-Investment

Currently, when a rental property is sold, the owner must pay tax on the recaptured capital cost allowances (CCA) (at up to 48%) and on any capital gains (at up to 24%). That tax burden discourages property asset reallocation, discourages renovation of the housing stock and raises the costs of rental housing. Providing a tax deferral on sale and reinvestment would have many benefits for the Canadian economy, and would make the tax system fairer for both landlords and tenants.

The government revenues that would be

deferred by the proposal in the first year after implementation are approximately \$450 million. In the years that follow the first year, the direct deferral amount should decrease given that taxes payable (deferred from the first and subsequent years) would appear as an additional tax payable thereafter. Besides that, the increase in transactions resulting from reducing the lock-in effect would generate increases in economic activity and thus higher taxes on that activity. Over time, the deferral "cost" would decrease toward zero, while the economic benefits would quickly make the overall impact on government revenue positive.

Zero-Rating the GST/HST

Since its inception in 1995, CFAA has been calling for the rental housing industry to be zero-rated for GST purposes, the same status as is accorded to food and groceries. In effect, adopting the HST model acknowledges that a higher tax is a cost of business like any other, which businesses manage by passing it on in the price of services (in our case in the rents we charge) as market conditions permit. By failing to zero-rate the rental housing industry the government has raised the cost of rental housing, which has raised market rents and made rental markets tighter. CFAA estimates that the cost of providing zero-

rating to rental housing would be in the order of \$500M to \$670M per year.

GST/HST on Self-Supply – using "cost plus"

In the alternative to zero-rating rental housing, one smaller reform which would promote rental housing construction would be the reform of the rules for determining the GST (or HST) to be paid on the self-supply of new rental buildings so that buildings are valued on the basis of actual "cost plus" (a percentage for profit). That reform would better reflect the purpose of the self-supply rules, and promote the construction of new rental housing. CFAA estimates that the cost would be in the order of \$10M per year.

Conclusion

To read the full CFAA submission, visit the "Submissions to Government" section on the CFAA website at www.cfaa-fcapi.org.

CFAA's affiliate in Victoria, the Rental Owners and Managers Society of BC (ROMS BC) has also made a submission to the Finance Committee. Al Kemp, Chief Executive Office of ROMS BC looks forward to making an oral presentation to the Finance Committee in Vancouver, while CFAA may be invited to make an oral presentation to the Committee in Ottawa in October.

Broad Coalition Seeks New Housing Benefit in Ontario

This summer the Ontario Minister of Municipal Affairs and Housing is consulting about a long term affordable housing strategy for Ontario. Ontario's apartment associations have attended the consultation sessions to advocate for solutions which will benefit both tenants and landlords.

Along with many in the social housing movement, Ontario's apartment associations are promoting a new Housing Benefit based on a proposal from the Daily Bread Food Bank, two major Charitable Foundations and the Ontario Non-Profit Housing Association, as well as the Greater Toronto Apartment Association (GTAA) and the Federation of Rental-housing Providers of Ontario (FRPO)

- both of which are CFAA members.

In its 2008 client survey, the Daily Bread Food Bank found that the average food bank client paid 77% of income on rent and utilities. Forty-two per cent of the people in the survey said they had gone without food for a whole day at least once during the past year.

GTAA, FRPO and all other Ontario apartment associations have many member landlords who rent to low-income residents. Landlords know how housing markets work. We know, for example, that the cost of housing is much higher in larger urban centres. Yet in Ontario, the shelter allowance that people on welfare receive has the same maximum wherever the recipient lives. The Housing Benefit proposal suggests a way to

address that disparity.

The coalition also includes social policy consultants who want to address the unintended ways that the current welfare rules defeat people who are trying hard to get ahead, and can inflate rents in low-rent areas.

The proposal is designed to make sure that tenants carry a portion of their rent as a personal cost. Why?

Because, like everyone else, low-income people should have a stake in seeking out the best value they can get for their housing dollar. When low-income people have that incentive, they bring competitive forces to bear on landlords, and help to avoid rent inflation.

(Continued on page 5)

Housing Benefit, Cont'd

(Continued from page 4)

Social housing – housing that charges rent geared-to-income – is a limited resource in all provinces. In Ontario social housing represents 5% of the total housing stock and 18% of the rental units. The waiting lists are many years long. And in entering social housing tenants give up their ability to choose where to live, and their ability to move to follow employment opportunities.

Unlike the situation in BC, Saskatchewan, Manitoba and Quebec, there is currently no housing-related income program to help the working poor in Ontario. Thousands of working families pay over half their income on rent. The proposed housing benefit would include the working poor and help to stabilize them in the workforce. It would also create a new, transitional mechanism for people moving from welfare to low-paid work, easing the housing burden while they attempt to escape from the welfare trap.

The new housing benefit has characteristics similar to the recently introduced Ontario Child Benefit. It would create a new form of income assistance, outside of the welfare payment system, which would remain in place once a welfare recipient leaves social assistance for work, but phase out as income rises and self-reliance grows.

The tables to the right show some examples of what is being proposed (all figures per month).

Juan, the working single parent, would get a higher benefit than Anna the single parent on welfare, with the same income, but Anna would be included in the program unless her rent was less than the OW shelter allowance.

For Malcolm and Beatrix the rent shown is close to the upper limit of rent which would qualify for subsidy: if Malcolm or Beatrix paid a higher rent, they would still be entitled to the housing benefit as calculated, but the housing benefit would not increase.

Based on the parameters being suggested, the coalition's experts estimate that 66,000 families and

129,000 individuals would receive an average housing benefit of \$103 per month, or \$1,236 a year. The annual cost of the program is estimated to be \$240 million. That is very economical given the number of people who would be helped, and relatively small amounts of assistance make a great deal of difference for people with very low incomes.

At a very modest cost, a universal housing benefit would significantly improve housing outcomes and reduce the impact of poverty for almost 200,000 Ontario households.

For a single parent with two children on welfare, which is known as Ontario Works (OW), the program would use the OW shelter allowance as the tenant's base payment toward rent:

	Anna	Malcolm
Total income now (OW and federal and child benefits)	\$1700	\$1700
Rent	\$ 700	\$ 840
Tenant's base payment toward rent	\$ 595	\$ 595
Gap (rent minus base payment)	\$ 105	\$ 245
Proposed subsidy rate	x 75%	x 75%
Housing benefit	\$ 79	\$ 184

For a low-income, working, single parent with children, the program would use 30% of income as the tenant's base payment toward rent:

	Juan	Beatrix
Total income now (employment income and federal and child benefits)	\$1700	\$2400
Rent	\$ 700	\$ 840
Tenant's base payment toward rent	\$ 510	\$ 720
Gap (rent minus base payment)	\$ 190	\$ 120
Proposed subsidy rate	x 75%	x 75%
Housing benefit	\$ 142	\$ 90

La décision de la Commission de l'énergie de l'Ontario nuit au comptage divisionnaire

La Commission de l'énergie de l'Ontario vient de rendre une décision qui nuira gravement au comptage divisionnaire installé dans les logements multifamiliaux de l'Ontario, à l'exception des copropriétés.

Le comptage divisionnaire constitue une pratique permettant de faire appel à une tierce entreprise de comptage divisionnaire pour calculer et facturer la consommation d'électricité par locataire. Cette

entreprise paie ensuite la facture d'électricité globale qu'a émise la société des services publics provinciale ou municipale au propriétaire immobilier pour l'ensemble de la consommation d'électricité de l'immeuble. Le comptage divisionnaire entraîne une réduction importante d'électricité, puisque les locataires ont intérêt à conserver de l'énergie.

Au cours de la dernière décennie, le gouvernement de l'Ontario a encouragé

les propriétaires à offrir le comptage divisionnaire dans leurs immeubles, et a ainsi remis des prix de conservation à divers propriétaires et entreprises de comptage divisionnaire. Toutefois, à l'exception des copropriétés, le cadre réglementaire n'a été que partiellement établi et à l'automne 2008, des groupes de locataires ont contesté le droit des propriétaires d'utiliser le comptage divi-

(suite à la page 7)

Ontario Energy Board ruling inhibits sub-metering

The Ontario Energy Board (OEB) has just issued a ruling which will seriously inhibit sub-metering in multi-family housing in Ontario, unless the units are condominiums.

Sub-metering is the practice of using a third party sub-metering company to measure the electricity used by individual tenants and to bill tenants for their own electricity consumption.

The sub-metering company then pays the bulk electricity bill which the utility authority has issued to the landlord for the total consumption in the building. Sub-metering results in much lower electricity consumption because tenants have an incentive to conserve.

Over most of the last decade the Ontario government has encouraged landlords to sub-meter their buildings, and has given various landlords and sub-metering companies conservation awards for doing so. However, except for condominiums, the regulatory framework was not fully laid out, and in the Fall of 2008, tenant groups challenged the ability of landlords to sub-meter.

Ontario's rent control system causes difficulties in sub-metering because any charges from a landlord (or a landlord's agent) to a tenant for any services provided to the tenant are considered to be rent. In buildings built before November 1991, rent can

only be raised every 12 months. Therefore, for most buildings, the rent control system does not contemplate or allow for a separate charge by a landlord that will vary from month to month. That is exactly what an electricity bill does, whether it is metered by the utility company or sub-metered.

In its order dated August 13, 2009, the OEB ruled that sub-metering companies are agents of the landlord. If that ruling is adopted by the Landlord and Tenant Board, then it will mean that Ontario's current rent control rules prohibit any increase to the separate charge for electricity other than an increase once per year which falls within the annual guideline rent increase (1.8% in 2009). That would defeat the whole purpose of sub-metering.

The OEB has also ruled that to continue to sub-meter in settings where sub-metering was installed after November 2, 2005, Ontario landlords must obtain detailed informed consent from tenants. Landlords must obtain a independent energy audit, provide that audit to all tenants, and provide detailed information about the allocation of the energy charges and the delivery and administrative charges. That applies regardless of whether ten-

ants have already agreed to sub-metering, and even if the tenants agreed to the sub-metering when they rented the unit for the first time (when landlords and tenants in Ontario can agree on the rent and services to be provided without regard to rules limiting the rent.)

The OEB order will enable tenants who want to use excessive amounts of energy to do so freely. Thanks to the OEB ruling, seniors on fixed incomes will subsidize the electricity consumption of young adults and others using flat screen TVs and computer networks in their apart-

ments. The order may result in the elimination of much of the energy savings that have been achieved in multi-family housing in Ontario over the past four years. The order may also have a severe, prejudicial effect on landlords who have sub-metered after Nov 2, 2005, and on sub-metering companies. Both groups are con-

sidering their options.

The only positive note is that the OEB has called on the government to bring forward legislation to create a permanent solution. Landlords, sub-metering companies and those who favour energy conservation can hope that the permanent solution will be one that encourages conservation rather than inhibiting it.

Thanks to the OEB ruling, seniors on fixed incomes will subsidize the electricity consumption of young adults and others using flat screen TVs and computer networks in their apartments.

BCAOMA working on BC Carbon Tax

By Marg Gordon, Chief Executive Officer, British Columbia Apartment Owners and Managers Association

Under its new President, Paul Sander, the British Columbia Apartment Owners and Managers Association (BCAOMA) has recently increased its activity in energy matters. Chris Weafer of the law firm Owen Bird will work with BCAOMA on energy issues impacting members in British Columbia.

In recent years the provincial government and the private and Crown owned energy utilities in British Columbia have made significant changes in energy policies and practices impacting the BCAOMA mem-

bers with little advance consultation with the sector. BCAOMA is working to improve the communication and input as utilities initiate conservation programs and rate initiatives in the context of the British Columbia Energy Plan and the aggressive conservation efforts being sought by the provincial government.

The reelection of the Liberal Government with its entrenched commitment to the Carbon Tax in British Columbia poses challenges and opportunities for BCAOMA members. One stated goal of the carbon tax legislation is to create incentives with the tax revenue gained.

We are seeking every opportunity to return the taxes paid by our members in a way which rewards members for their existing and future investments in conservation.

Terasen Gas recently received approval from the British Columbia Utilities Commission to make significant investments in commercial and residential energy efficiency initiatives. These programs are consistent with BCAOMA's objective of working with energy utilities to improve opportunities for investment in demand side management projects which have a reasonable payback period.

BCAOMA addresses BC Carbon Tax, cont'd

(Continued on page #)

(Continued from page 6)

BCAOMA also recently met with BC Hydro to provide input on proposals by BC Hydro to implement a commercial sector rate design in the fall of 2009, which will potentially see the implemen-

tation of a stepped rate structure for commercial customers similar to that which was implemented for residential class customers earlier this year.

Through our membership in the Commercial Energy Consumers Association of British Columbia, BCAOMA also participated in the BC Hydro regulatory proceeding dealing with the BC

Hydro Long Term Acquisition Plan (LTAP). BC Hydro has committed \$1.5 Billion to Demand Side Management programs in the LTAP. Hopefully, these funds or other funding will help to offset some of the costs of investments in electricity conservation which BCAOMA members will make over the next few years.

La décision de la Commission de l'énergie de l'Ontario, cont'u

(suite de la page 5)

sionnaire.

Le système de contrôle des loyers de l'Ontario nuit au comptage divisionnaire, puisque tous les frais réclamés par un propriétaire (ou son représentant) aux locataires pour quelque service que ce soit rendu à ces derniers sont considérés comme faisant partie du loyer. Dans les immeubles construits avant novembre 1991, le loyer ne peut être augmenté qu'aux douze mois. Ainsi, pour la plupart des immeubles, le système de contrôle des loyers n'envisage ni ne permet de facturer des frais distincts qui peuvent fluctuer d'un mois à l'autre. Voilà exactement ce qui se produit dans le cas de la facture d'électricité, peu importe si le relevé au compteur provient de la société des services publics ou de l'entreprise de comptage divisionnaire.

Dans sa décision rendue le 13 août 2009, la Commission a déclaré que les entreprises de comptage divisionnaire étaient des représentants des propriétaires d'immeuble. Si cette décision est adoptée par la Commission de la location immobilière, cela signifiera que la réglementation en

matière de contrôle des loyers interdit toute hausse des frais distincts d'électricité autres que la hausse prévue une fois par année, conformément au taux annuel d'augmentation du loyer (1,8 % en 2009). Cela va à l'encontre du but principal d'utiliser le comptage divisionnaire.

La Commission de l'énergie de l'Ontario a aussi jugé que pour continuer à utiliser le comptage divisionnaire où celui-ci a été installé après le 2 novembre 2005, les propriétaires ontariens devaient obtenir le consentement éclairé de leurs locataires. Les propriétaires doivent réaliser une vérification de la consommation d'énergie, la fournir à tous les locataires, y compris les renseignements détaillés sur la répartition des frais d'électricité, de distribution et d'administration. Cela s'applique peu importe si les locataires ont déjà consenti au comptage divisionnaire, et cela même si les locataires y ont consenti lorsqu'ils ont initialement loué leur logement (lorsque les propriétaires et les locataires ontariens se sont mis d'accord sur le loyer et les services fournis sans tenir compte de la réglementation en matière de contrôle des loyers).

La décision de la Commission permettra aux locataires qui souhaitent consommer de l'énergie sans modération de le faire librement. Cette décision pourrait effacer la plupart des économies d'énergie réalisées grâce aux logements multifamiliaux en Ontario au cours des quatre dernières années. Elle pourrait aussi porter de graves préjudices aux propriétaires qui ont utilisé le comptage divisionnaire depuis le 2 novembre 2005, ainsi qu'aux entreprises de comptage divisionnaire. Les deux parties évaluent actuellement les recours possibles.

Seule note positive, la Commission a demandé au gouvernement de légiférer pour mettre en place une solution permanente. Les propriétaires, les entreprises de comptage divisionnaire et ceux en faveur de la conservation de l'énergie ont espoir que la solution permanente sera applicable. Nous sommes confiants que la Federation of Rental-housing Providers of Ontario (membre affilié de la Fédération) fera de son mieux pour trouver une solution plus satisfaisante que la « solution » proposée par la Commission dans le cadre de sa décision.

CFAA Thanks its 2009 Allied Members!

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Calgary Apartment Association Celebrates its 50th Anniversary

By Gerry Baxter, Executive Director, Calgary Apartment Association

This year marks the 50th Anniversary of the Calgary Apartment Association (CAA). Organized in October 1959, CAA was formed to achieve better representation of the interests of residential landlords. The forward thinking pioneers who formed CAA realized the value of creating a venue at which landlords could come together to network and discuss ideas and issues of common concern; and an organization to speak with one voice in communicating with government regulators, such as fire and building departments. While the industry was very competitive, differences were quickly set aside due to the common bond shared by all who gathered together some 50 years ago.

CAA began small, with about twelve people who built or owned apartments. The city was growing at the time and people were coming to Calgary from all parts of Canada, and the world. There was an identified need for an

association and the timing was perfect. From small and humble beginnings, CAA has grown, and today we represent almost 600 members, including suppliers to the rental housing industry. Our landlord members own or manage about 50,000 rental housing units in Calgary.

While the rental market and the laws affecting landlords have changed over the last 50 years, the foresight of CAA's founders has served us well. CAA has weathered both good times and some very turbulent periods during its 50 year history, and we continue to succeed because of the strength of our members.

To commemorate our 50 years of service to the industry, CAA's archivist has prepared a series of articles that appear in each issue of CAA's newsletter. These articles bring to life the past history of the Association. Special 50th Anniversary decals were produced and decorate all of our mail-

outs. A montage of photographs from the past have been mounted on a display by our Archivist and is taken to each of our monthly events.

On September 24th, a fun evening has been planned for CAA members to celebrate our 50th Anniversary. With a 1950's theme, games, prizes, live band, dancing, and a sumptuous meal awaiting those who attend, the evening will be a great way to recognize our past, and usher in the beginning of the next 50 years of service to Calgary rental housing industry.

CFAA
Congratulates
CAA & PPMA
on their milestone
Anniversaries!

PPMA Turns 25 – Some things change; others stay the same

By Avrom Charach, CGA, Past President of the Professional Property Managers Association

In 1984, 25 years ago, six property owners and managers sat down to discuss their grave concerns about Winnipeg's proposed changes to waste management rules. That was the start of the Professional Property Managers Association (PPMA).

Now, in 2009, the PPMA represents more than 55 property manager and owner members and 100 associate members. The PPMA's members own and manage over 57,000 apartment units in Manitoba. The PPMA has the ear of local, provincial, and federal decision makers.

The PPMA has made many great advances in the last twenty five years.

We educate owners, managers and industry suppliers, through our regular series of seminars each year, and through our caretaker education program, established in conjunction with Red River Community College. We donate more than \$10,000 a year to housing and homelessness related charities. We meet regularly with government officials to seek a positive regulatory and living environment for renters and property owners in Manitoba.

On Thursday, September 3, 2009, the PPMA is hosting a gala reception at "The Lobby on York", where we will toast our past successes and look to the future. At this event the PPMA will

unveil its new Board of Governors. We will honour past leaders of our industry and the PPMA by making them Governors of the PPMA. The Board of Governors will provide a permanent and high level presence for the PPMA, while the Board of Directors continues to manage the everyday affairs of the association.

Ironically but not surprisingly, 25 years later, the PPMA continues to address waste management with the City of Winnipeg, the very same issue which led to the formation of the PPMA. Now, however, we also serve owners, managers, industry suppliers and tenants in Manitoba in many more ways.



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