



Monday May 26, 2014

Attention: VIA EMAIL

Kathleen Wynne, Leader Ontario Liberal Party

Tim Hudak Leader Ontario PC Party

Andrea Horwath Leader Ontario NDP

Dear Party Leaders,

As Ontario draws closer to the June 12, 2014 provincial election, the joint government relations committee of the **Canadian Condominium Institute Toronto and Area Chapter** (CCI-T) and the **Association of Condominium Managers of Ontario** (ACMO) is reaching out to the leaders of all three major parties in Ontario to draw your attention to condominium issues.

There are now more than 1.3 million condominium residents in Ontario. More than 10% of Ontario's population live in the approximately 600,000 residential condominium units in Ontario.

Since 2007, CCI and ACMO have been the leading voices in Ontario on modernizing the *Condominium Act, 1998*, engaging in dozens of meetings with MPPs from across all parties.

Our work has included:

- Hosting every Minister of Consumer Services at our annual ACMO/CCI-T Condominium Conference since 2010;
- Commissioning the 2011 Condo Survey of Ontario Provincial Candidates, which resulted in the re-opening of the *Condominium Act, 1998* for consultation and revision;
- Producing the CCI-T and ACMO joint recommendations to improve the Condominium Act through our 102 page Legislative Brief of recommendations;
- Active leadership and participation by CCI and ACMO members in the Public Policy Forum's 3 stage review of Ontario's Condominium Act.

It is our belief that the process led by the Public Policy Forum, including the 3-stage public engagement process, has been exemplary in engaging all stakeholders in the condominium industry including owners, developers, managers and professionals. It is these people who have a vested interest in our industry and will lead to real workable solutions in the area of condominium governance, dispute resolution, finances, consumer protection and condominium management.

It is therefore our joint recommendation that **the current consultation process continue unabated should your party form the next Ontario government**. We also advise that new legislation be introduced to enact these recommendations.

Furthermore, it is our belief that condominiums are more efficient in their use of public services and utilities including water-waste services. Many condominium corporations pay to maintain their own sewers, street lights and garbage pick-up. Condominiums are an excellent mechanism to achieve urban intensification as required by the Places to Grow Act of Ontario. Despite these savings, condominiums are taxed at the same rate as single family homes. We are therefore calling on all parties to **support the creation of a separate property tax classification for condominiums.**

We look forward to receiving your responses to these issues of major importance to our organization's respective membership, as do the more than 1.3 million condominium residents in Ontario.

Yours sincerely,



Steve Christodolou (President), RCM
Association of Condominium Managers of Ontario



Brian Horlick (President),
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Canadian Condominium Institute –
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