

Rent control:

and what it means to you

By MONTE COMPTON

The rents that may be charged for most residential rental units are now controlled by Ontario's new Residential Tenancies Act, 1978. The Act governs the frequency and amount of rent increases and establishes a Residential Tenancy Commission, with local offices throughout Ontario, to administer this rent review program. The Act applies to rent increases taking effect on or after Dec. 1, 1979.

Before your landlord can impose a rent increase of any amount, he or she must provide you with a standard Notice of Rent Increase (Form 1) at least 90 days before the date on which the increase is to take effect. This notice must state the intended increase both in dollars per month and as a percentage of the current rent, as well as the effective date of the proposed increase. If the notice is not served within the required time, the increase is void and you do not have to pay it.

The rent for an individual unit may not be increased more than once in any 12-month period. Since rent controls apply to the premises, the landlord cannot raise the

Legally Speaking...

a CLEO publication

rent even when a new tenant moves in, if the rent on that apartment has been increased any time within the last year.

The landlord can never raise the rent on your apartment by more than six percent unless the Tenancy Commission authorizes the increase. Authorization must be sought no later than 60 days before the intended date of the proposed increase. A copy of the application must be served on the tenant of the unit concerned. The landlord must satisfy the Commission that the cost of operating the rental premises justifies the proposed rent increase. If the landlord's costs have or will increase, a rent increase above six percent may be justified.

Whenever your landlord applies for a rent increase above six percent, the Commission will hold a hearing on the matter. At this time, you can present reasons why

all are. Premises exempt from rent review include:

- a rental unit in a building, no part of which was occupied as a rental unit before Jan. 1, 1978;
- a rental unit in which the monthly rent is \$750 or more;
- premises used for both residential and commercial purposes when rented under a single lease (such as a store with an upstairs apartment), if occupied by the same people;
- transient or seasonal accommodation in hotels, hostels or vacation homes;
- farm employees' accommodation, located on or off the farm;
- any rental unit provided by an educational institution for its students or staff, if there has been consultation regarding a rent increase with an association representing the residents;
- a rental unit in a residential building operated by or on behalf of the federal, provincial or municipal governments, or any of their agencies;
- a rental unit in a building owned, operated or administered by a religious institution for a charitable purpose on a non-profit basis.

For more specific information, you can contact your local Residential Tenancy Commission office through the Ministry of Consumer Affairs.

The information in this article is accurate as of July, 1981. For more information on this and other topics, contact Community Legal Education Ontario, 111 Queen St. E., Suite 310, Toronto, Ontario, M5C 1S2. For legal advice contact the Halton Hills Community Legal Clinic, 5 Westway Street, Georgetown, 877-5256.

Experience '81 means jobs that are meaningful

Herald Special

"I felt like a machine" said Steve about the summer job he'd had since graduating from Grade 12. He was working on an assembly line putting together speaker cabinets.

Steve wants to enroll in a college to study engineering, or maybe geography, but since nobody was going to give him practical experience in those fields during the summer break, he took the assembly line job - which led nowhere, and offered no job satisfaction.

Two months later, Steve heard about the Government of Ontario's summer youth program, "Experience '81".

Now Steve works for the Ministry of Natural Resources making and analyzing maps and expanding his interests in engineering, geography, cartography and geology. This will not only help him get accepted into a college program, but it will also help him decide on his future occupation.

He is one of more than 10,000 young Ontarians who get this chance every summer. The Experience program is sponsored by the Ontario government and operates through approximately 25 ministries.

The Ministry of Natural Resources has 1000 Experience employees situated at the 39 conservation authorities in Ontario, and almost 1,500 employed through 48 district offices.

Art Latomell, acting regional director of the central region of the Ministry of Natural Resources, says there are many major jobs that wouldn't get done without the help of the Experience employees.

In the past, many students who have worked for the Experience program have graduated to higher, permanent positions at the authorities and at the ministry.

Although most of the positions have already been filled, students and young non-students are encouraged to contact their nearest conservation authority office about possible openings.

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