

Queen's Park Report

NDP moratorium will protect unwary tenants

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This week's report deals with the statement issued to the Legislature on November 28th, 1990 by the Honourable Dave Cooke, Minister of Housing, about changes to the Residential Rent Regulation Act.

Since 1975, Ontario has coped with several different rent review systems. The current Act has been condemned by both tenants and landlords as being too complex and costly. More important-

ly, the system has failed in protecting tenants from high rent increases. During the past three years, more than 330,000 tenant families have faced increases above the rent review guideline. The average increase allowed by Rent Review was 11 per cent - well above the inflation rate. In some cases, tenants have been required to pay rent increases of more than 100 per cent. Clearly, the existing process must be replaced with rent control that provides tenants with protection from high rent increases.

Our government also wants to develop a process that is much less complex. It must be easier for people to understand and to use. We intend to create such a system through extensive consultation with tenants, landlords, and other interested parties.

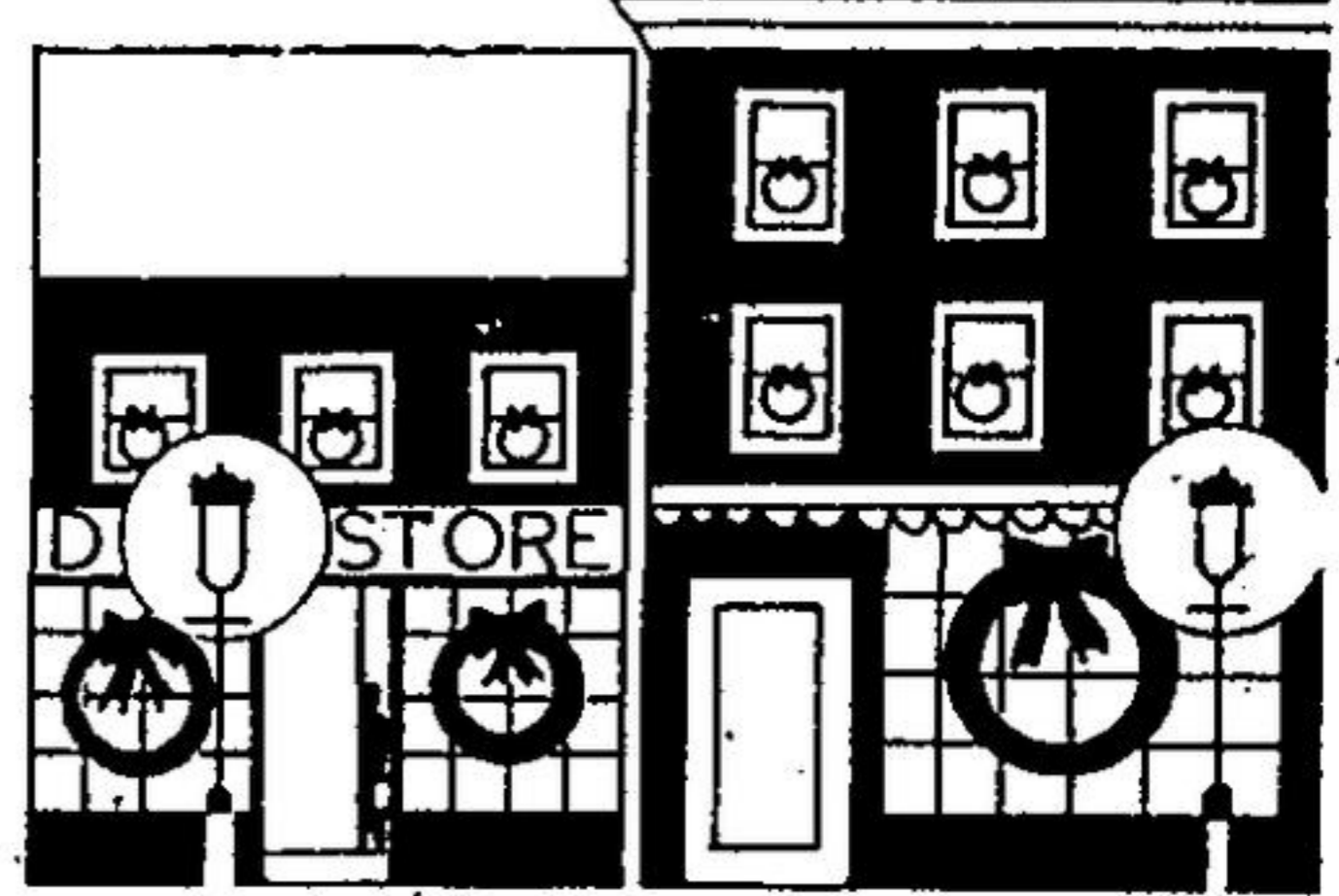
In the meantime, we are introducing a two-year moratorium to protect tenants from high rent increases. It will apply to increases taking effect from October 1st, 1990 - the day our government took office - and will

continue until new rent control legislation is in place. The moratorium will limit most rent increases to the amount of the annual rent increase guideline set by the Ministry of Housing. This guideline is based on the average cost increases a typical landlord would experience in operating a well-managed rental property. In 1990, the guideline is 4.6 per cent; in 1991, it is 5.4 per cent.

Landlords will be allowed to seek moderate rent increases above these guidelines, to help cover

some operating cost increases which are clearly beyond their control. These would be significant increases in municipal taxes, heating, hydro, water, cable, insurance, and higher costs arising from changes in interest rates when existing mortgages are renewed.

If you're a tenant or landlord and you want to know how the moratorium will affect you, please contact the Hamilton Rent Review Services office at 1-800-668-9565.



In the spirit of "The Twelve Days of Christmas", may we present our version of the

12 WAYS OF CHRISTMAS

to please your true love from Acton

On the first day of Christmas, my true love gave to me:
One Pearl Earring

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Gifts

- Souvenirs
- Crocheted Linens
- Craft Items
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11 Main St. S. ACTON

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At These Fine Stores

On the fourth day of Christmas, my true love gave to me:
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4 Wooden Pigs

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The Halton Hills Herald

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Nine Ladies Dancing

On the tenth day of Christmas, my true love gave to me:
Ten Lords A Leaping

On the eleventh day of Christmas, my true love gave to me:
Eleven Pipers Piping

On the twelfth day of Christmas, my true love gave to me:
Twelve Drummers Drumming