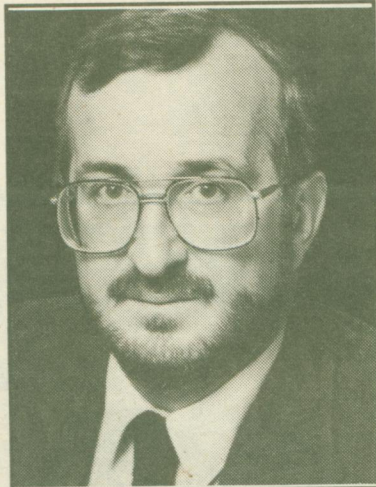




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# Queen's Park Report



**Noel Duignan MPP**  
**Halton North**

Today I'd like to talk about a number of housing issues including rent control. Ontario's Rent Control Act received third reading in June and came into effect last month.

The law was designed to protect tenants from the high rent increases which occurred under the old system. It ensures that the tenants will never face an increase in maximum rent of more than three per cent above the rent control guideline. And they will no longer pay for luxury renovations or financing costs related to the sale of their apartment building.

A landlord can only apply a raise to raise the rent above the guideline for extraordinary increases in prop-

erty taxes or utilities or for necessary repairs, such as repairs which will maintain the structure of the building, comply with health and safety standards, provide access for disabled persons or increase energy conservation.

The Rent Control Act contains a "cost-no-longer-borne" section which ensures that once a legitimate repair has been paid for by a rent increase, then the rent will be reduced accordingly.

The rent control guideline for 1993 will be 4.9 per cent. It's the first guideline to be calculated under the new Act and a reduction from the 1992 guideline of six per cent. For more information about the new act, please call the Rent Control Program off ice in Hamilton at 1-800-668-9565.

jobsOntario Capital, a major provincial initiative to create jobs, will provide \$5-million across Ontario to upgrade low rise rental housing and, in turn, produce the equivalent of one year's work for 225 people during the next two years. The money will help create jobs especially for self-employed contractors or workers employed by small construction companies.

This Low-Rise Rental Rehabilitation Program offers landlords funding to replace windows, upgraded plumbing, wiring and heating, or making other improvements to rental buildings.

Approximately 1,000 units will be upgraded. Buildings must be under five storeys and built before 1967. Landlords can apply through participating municipalities for a maximum of \$5,000 per unit to

cover up to 2/3 of the rehabilitation costs. The program is designed to improve properties while retaining their suitability for low and moderate income tenants.

Another \$15-million will be provide under jobsOntario Capital to make homes accessible for people with disabilities.

Funding through the Ontario Home Renewal Program (OHRP) will go to homeowners across the province who want to improve access in the principal residence for a relative or dependent with a disability.

More than 900 homes will be modified creating nearly 450 jobs in construction and related industries. The Central Region, which includes Halton, will receive \$5.9-million for approximately 380 recipients.

The breakdown of funds was determined by the number of applicants in each region. These homeowners will receive up to \$15,000 each for a variety of improvements, such as installing stair glides and/or wheelchair ramps. The funding is provided as a forgivable loan.

During the next five years,, jobsOntario Capital will contribute \$2.3-billion to support jobs and economic restructuring and to promote community and social programs across our province. Local funding under the program was recently announced at Scotsdale Farm in Halton Hills.

The grants in the amount of \$300,000 will be used to build new water systems, new ramps and a new washroom to accommodate persons with disabilities. The money will also be used to make the buildings on the property safer for the public.

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