

**Minister of Municipal Affairs
and Housing**

777 Bay Street, 17th Floor
Toronto ON M5G 2E5
Tel. (416) 585-7000
Fax (416) 585-6470
www.mah.gov.on.ca

**Ministre des Affaires municipales
et du Logement**

777, rue Bay, 17^e étage
Toronto ON M5G 2E5
Tél. (416) 585-7000
Télééc. (416) 585-6470
www.mah.gov.on.ca



07-2563

June 6, 2007

Mr. Joseph Zebrowski
President, Ontario Council
Co-operative Housing Federation of Canada
720 Spadina Avenue
Suite 313
Toronto ON M5S 2T9

Dear Mr. Zebrowski:

It was a pleasure meeting with you and your colleagues last week to discuss the issues and concerns of the Ontario Region of the CHF. With more than 500 housing co-ops in Ontario, the co-operative-housing sector plays a very important role in the provision of assisted and affordable housing across the province.

I also want to express my appreciation for the work that you have been doing with ONPHA in building sector capacity for development under the Affordable Housing Program and to let you know that proposals for eligible non-profit and co-operative projects that are ready to go will be given priority in the upcoming allocation of AHP funding.

Your suggestion to upload the administration of co-operative housing to the provincial government – in the context of the Provincial-Municipal Fiscal and Service Delivery Review – has generated considerable interest, based on the amount of correspondence that I have received about this issue. The Review is examining how the Province and municipalities can best deliver and fund services for our communities. Social and affordable housing will be key areas of discussion for the Review. The Ministry of Municipal Affairs and Housing will be putting your suggestion forward to the Service Delivery Accountability Table.

With respect to the issue of co-op evictions, I would like to acknowledge the efforts of the CHF's Ontario Region in developing and promoting proposals to reform this process as well as the work of Parliamentary Assistants Wayne Arthurs and Mario Sergio in furthering the discussion about finding a potential solution. Based on our discussions, we have developed a potential approach that includes the following:

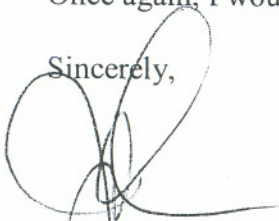
Mr. Joseph Zebrowski

- A co-op housing tribunal, using the infrastructure of the Landlord and Tenant Board, with cross-appointed members to adjudicate disputes. The tribunal would deal with eviction applications only. Other disputes would continue to be dealt with as they are today – through internal procedures – and through the courts where necessary.
- An established list of grounds for eviction in legislation, with the tribunal dealing only with evictions on these grounds. The housing co-op sector would be consulted in developing these grounds. Housing co-ops could still have by-laws for eviction that do not correspond to these grounds; but evictions for these reasons would be done through the courts.
- Streamlining the internal review process for co-ops, as set out in the *Co-operative Corporations Act*.
- Clarification that eviction hearings are “de novo” hearings, so that the eviction is reviewed based on its own merits rather than focusing on internal co-op processes.

I would encourage you to share the proposal with your members and to bring back your views and comments.

Once again, I would like to thank you for your role in housing Ontarians.

Sincerely,



John Gerretsen
Minister

c: Mr. Dale Reagan, Managing Director, Ontario Region, CHF