



EASTERN ONTARIO LANDLORD ORGANIZATION Housing Policy

July 2009

EOLO promotes policies that support a healthy rental housing sector. We are in favour of the free market, choice for tenants, and fair taxation at all levels. We also encourage education and improvement in industry standards. Our members want an ample supply of rental housing in the marketplace, satisfied customers (i.e. renters), satisfied employees, satisfied suppliers and satisfied owners and investors.

We believe that landlords and renters have a common interest in free rental markets, in fair taxation of residential rental property, in high industry standards for customer service and in housing assistance that supports tenants' rights to choose their housing and to move when and if they please.

EOLO promotes cost-effective government programs for the assistance of tenants in need. Specifically, EOLO promotes the following services, programs or policies:

- 1) Portable housing allowances to address affordability needs¹ In particular **EOLO supports the Housing Benefit proposal from the Daily Bread Food Bank, ONPHA and other groups.**
- 2) Supports and transitional housing for the homeless
- 3) Supportive housing for those with special needs and the hard to house
- 4) Rehabilitation of the current social housing stock, and
- 5) Supports to maintain tenants-at-risk of homelessness in their homes (e.g. the Rent Bank, and counselling programs).

In order that the rental market can function more effectively and serve the needs of Ontarians better EOLO promotes:

- 6) Restoring landlords' ability to convert to condominium or demolish when market conditions so dictate²
- 7) Reducing restriction on land use (e.g. allowing greater density)
- 8) Reducing impediments to development (e.g. reducing development charges and avoiding mandatory inclusionary zoning)
- 9) Less restrictive rent control, and
- 10) Lower taxes on rental housing.

For more information, contact EOLO Chair John Dickie or
EOLO Vice-President David Lyman at **613 235-0101**

1 Housing allowances can best target assistance equitably to the most severe affordability needs. Failing to meet the arbitrary affordability standard of 30% of income makes up 90% of "core housing need".

2 Even if a landlord has no intention to convert, the ability to do so should, in many cases, increase property values or maintain the values higher than they would be if conversion is restricted.