

CAI Canada Chapter Comments on the Proposed Regulations under the Condominium Act, 1998 Amending O. Reg. 48/01

On March 30, 2017 CAI Canada submitted the following comments in support of the Ontario Ministry's (the Ministry) proposed regulations under the Condominium Act, 1998 amended by Protecting Condominium Owners Act, 2015 ("PCOA") and amending Ontario Regulation 48/01. CAI applauds the Ministry for an excellent first draft of the proposed regulation to establish a standard of practice for information certificates, notice requirements to owners, mandatory disclosures, board training, meetings and elections, and retention of and access to records. Ontario has seen tremendous growth in the development of condominiums in the last 30-40 years. It is vital that this area of the housing market be high functioning with appropriate consumer protections for those calling a condominium their home. CAI offers these comments in the spirit of cooperation and recognizing the tremendous amount of work that has gone into the development and enactment of the new law and these regulations. As you read through our comments, please be assured that we are willing to work with the Ontario Ministry in any way possible to successfully implement the regulations in a way that inspires volunteerism, responsible citizenship and effective board leadership so condominium boards may preserve the character of their communities, protect property values and meet the expectations of their residents. Our comments are focused primarily on the training for condominium board members specifically as it relates to SS. 29(2) (e) of the Condominium Act as amended by PCOA. Our members believe the Ministry should preserve resources and taxpayer dollars and rely upon the course curriculum and content developed by organizations like CAI and Canadian Condominium Institute (CCI) and experts like condominium attorneys and licensed condominium management companies that already exist.

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