

CAI Canada Advocacy Committee members include Anthony Spadafora, Justin McLarty, Jake Fine, Carol Dirks, Sam Soltani, Ada Clarke, Salim Dharssi, Yulia Pesin, Dawn Bauman and Sally Thompson.

The committee was very sad to learn of David Thiele's passing early this fall; he was an amazing contributor to this committee and will be greatly missed.

Some of the issues we have tackled this year include:

- We have been staying in touch with the Ministry regarding the 2015 amendments to the Condominium Act which have not yet been proclaimed and were happy to see a recent Regulatory Registry posting regarding proposed changes related to Status Certificates, Disclosure Statements, Material Changes (Cancellation of Purchase Agreements), Turnover Documents, Performance Audits, Waiving Remedies against Builders, Proxy Forms and Records Access/Safety. A sub-committee developed a response to the Ministry and submitted it for their consideration. We are hopeful that we will see similar postings related to other unproclaimed amendments before these amendments expire in December 2025. We will keep in touch with the Ministry in this regard.
- We have been pursuing the Ministry of Finance regarding our concerns related to the Federal Underused Housing tax and how it impacts guest suites in condominiums. Hopefully, we will have more to report soon.
- We have been following up with the Strategic Initiatives, Policy and Analysis team at the City of Toronto regarding inclusionary zoning. They have agreed to include CAI in stakeholder discussions but indicated that this is still stalled with the province. Although this means that affordable housing is not being built, this is positive for now for the condominium industry, as the current proposed plan will unfairly drive-up costs for other unit owners in these buildings.
- We continue to work with ACMO and CCI to move forward recommendations regarding Safety and Security in Condominiums. The committee made a submission to the Minister of Justice regarding possible modifications to the criminal code to improve safety in Condominiums. It also responded to the recent Condominium Act consultation, with a focus on the Records Access/Safety aspects.
- The Advocacy committee struggled to respond to two consultations – one regarding the scope of the CAT and one regarding Tarion warranties. In response, we have added new members to the committee to improve our capacity to respond.

CAI members are encouraged to submit concerns, or ideas for the committee to hello@caicanada.org. Thanks to our committee members for your hard work.

To view copies of the Committee's initiatives, as listed in the report above, please visit the links below:

[2024 Condo Act Consultation – Advocacy Committee](#)

[2024 Condo Act Consultation – Joint Safety Committee](#)

[ACMO-CCIT-CAIC-Letter-re-Criminal-Code.pdf](#)

[Federal Underused Housing Tax](#)

[CAI-Advocacy-Letter-Inclusionary-Zoning.pdf](#)