



## **CAI Canada Advocacy Update re Bill 72 November 26, 2025**

As most in the condominium industry will recall, back in 2015 the Ministry introduced the Protecting Condominium Owners Act, 2015 (PCOA) which proposed amendments to the Condominium Act, 1998. Over the years, a few of these amendments have been implemented, including those that resulted in the formation of the Condominium Authority of Ontario, and the Condominium Management Regulatory Authority of Ontario. However, many other important amendments in the PCOA were not proclaimed into force. There was a 10-year period for the Ministry to review and proclaim such changes, ending December 31, 2025.

Fast forward to 2025 and many amendments are at risk of dying on the vine. CAI Canada's Advocacy Committee reached out to the Ministry in 2025 via a letter and a social media campaign to encourage the Ministry to enact these much needed improvements before the December 31, 2025 deadline.

CAI Canada has learned this week that the *Bill 72, Buy Ontario Act* passed first reading on Thursday November 20<sup>th</sup>, 2025, and was debated again on November 25<sup>th</sup>. If passed, this Bill (in part) would extend the expiry date for some, but not all amendments to the Condominium Act.

Very disappointingly, none of the amendments related to finances (budgets, reserve funds, investments) are being extended, so these provisions will disappear on December 31, 2025. This means that no further action will be taken to resolve the well-known challenges faced by all Ontario Condominiums, related to the woefully inadequate reserve fund contributions in first year budgets and the practice of deferring costs to the second year in order to create an artificially lower first year budget. We have expressed our concern that these important amendments were missed, and we are hopeful that they will make it into the *Buy Ontario Act*.

Amendments being extended relate to important topics such as mandatory shared facility agreements, a prohibition against declarants contracting out of court remedies via the declaration, simplification of the performance audit process including elimination of the requirement for an 11<sup>th</sup> month report, a new requisition process and others. The extension does not mean that these provisions will be proclaimed, only that they might be.

If the financial amendments die on the vine, the CAI Advocacy committee will start over, trying to encourage the Minister to set a new policy directive related to these matters. Perhaps a simpler approach could be fast-tracked, rather than the more complex amendments proposed in 2015. We will not give up hope that one day new buyers of new condominiums in Ontario will be provided with more accurate information about the true costs of living in a condominium.