



Wayne Gates MPP, NIAGARA FALLS

RE: Tarion position

Dear Karen,

On behalf of Ontario's New Democrats, as the party's critic for Government and Consumer Services, I am happy to provide further details about the NDP's commitment to strengthening protection for Ontario's new home buyers.

A home is the biggest purchase most people will make in their lives. Home buyers who know they are protected from shoddy construction and unfair financial risk feel less stress and more confidence when making this life-changing decision. Consumer protection for new home buyers is good for Ontarians and the economy.

The NDP has long called for reforms to the Tarion Warranty Corporation, the secretive, industry-controlled private corporation in charge of ensuring the quality of new home construction. For too long, Tarion has been focused more on protecting industry interests, and not consumer interests or the public interest.

The need for reform was reaffirmed in a recent report by Justice J. Douglas Cunningham, who made 37 recommendations to improve new home warranty protection in Ontario.

However, the Wynne Liberal government has refused to implement many of Justice Cunningham's most important recommendations.

Ontario new home buyers can't afford more half-measures from the Liberal government when it comes to Tarion reform and consumer protection.

An NDP government would ensure, once and for all, that Ontario's new home warranty system and regulator answer to home buyers and the public, not to private interests. Ontario's new home buyers will finally get the consumer protection they deserve.

This includes:

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- Taking back responsibility for regulating new home construction and sales from the industry-controlled Tarion, and establishing a new, separate regulator accountable to the public
- Ending Tarion's private, industry-controlled monopoly over new home warranties in Ontario
- Directing Ontario's Auditor-General to immediately conduct a full public audit of Tarion and the new home warranty system to help inform the development of a new service model
- Creating a Code of Ethics for home builders/vendors and the new home warranty system
- Ensuring that consumers receive useful, up-to-date and accurate information about builder and vendor performance
- Establishing an accessible, quick and inexpensive dispute resolution system for consumers seeking remedies for new home defects
- Increasing deposit insurance for pre-construction home purchases
- Reviewing unfair occupancy fees and practices that force new home buyers to move in before a home is habitable
- Reviewing the building inspections system, and strengthening coordination between municipal building inspectors, the regulator and the new home warranty system
- Reviewing HVAC standards to ensure that people don't freeze in their new homes
- Reviewing processes at the Licence Appeal Tribunal, to ensure that consumers seeking fairness aren't outgunned by deep-pocketed industry interests
- Reviewing pre-construction condo purchase agreements to ensure that buyers get what they were promised and paid for

I hope this provides some of the answers you were looking for.

Sincerely,

Wayne Gates
NDP Critic for Government and Consumer Services.

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