

## NEWS RELEASE

### **Canadians for Properly Built Homes Responds to the Passing of Bill 166 in the Ontario Legislature**

**Ottawa ON – December 13, 2017** This is a very disappointing day for Ontario's purchasers of newly built homes. The passing of Bill 166 demonstrates that the Wynne government continues to give free reign to builders to govern themselves leaving consumers with virtually no protection. At the same time, CPBH is delighted to learn of the breadth of the rejection of this legislation by Opposition parties, signaling their support for Ontario's consumers.

This new legislation provides only a small step forward, if enacted, for consumer protection on the largest purchase most make — a home. It represents a significant missed opportunity by the Wynne government, after 41 years of fundamentally flawed legislation under the Ontario New Home Warranty Program Act, 1976, to replace the tyranny of a government-made monopoly with a competitive model as have British Columbia and Alberta.

"It is very concerning that the Liberals have refused to explain why they have not acted upon the vast majority of Justice Cunningham's 37 recommendations as contained in the Tarion Review Report," said CPBH President, Dr. Karen Somerville. "This year-long Review, commissioned by the Wynne government, was undertaken at considerable expense to taxpayers and outlines a fair regime for regulating building, providing warranties and delivering dispute resolution for Ontarians." Read the Judge's Report here: <https://www.ontario.ca/document/final-report-review-ontario-new-home-warranties-plan-act-and-tarion-warranty-corporation> .

The Wynne government has chosen to bring the legislation into force only in 2020, making this legislation election dependent. The Auditor General of Ontario would gain jurisdiction over Tarion, a change CPBH supports. A new organization, an Administrative Authority (AA), would regulate the building industry in 2020 or beyond. It is unknown who will run this AA so the outcome for consumers is unknown. Tarion is an AA. The majority of changes, according to the Wynne government, will occur in the regulations to be enacted in the future. As such, they are unknown to Ontarians.

CPBH also finds it very concerning that Bill 166 does not provide for any claim reconsideration by an independent party for all those homeowners who believe that their claims have been wrongfully dismissed by Tarion.

CPBH proudly continues to work for properly built homes and consumer protection across Canada. It is the only organization of its kind in Canada.

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**For further information, media may e-mail: [info@canadiansforproperlybuilt homes.com](mailto:info@canadiansforproperlybuilt homes.com) .**

Canadians for Properly Built Homes (CPBH) is a national, not for profit corporation dedicated to healthy, safe, durable, energy efficient residential housing for Canadians, and is the only organization of its kind in Canada. Working for consumer awareness and protection, CPBH is run by a volunteer Board of Directors and is supported by a volunteer Advisory Council of industry experts and other key stakeholders. CPBH has supporters in different parts of Canada, undertakes projects at the municipal, provincial and federal level, and offers a variety of ways for Canadians to get involved. CPBH earned "partner" status with the Canadian Consumer Information Gateway (Industry Canada). Visit [www.canadiansforproperlybuilt homes.com](http://www.canadiansforproperlybuilt homes.com) .

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## **Canadians for Properly Built Homes: Backgrounder, December 2017**

Canadians for Properly Built Homes (CPBH) was founded in 2004 by Karen Somerville and Alan Greenberg, a couple who faced serious problems with their newly built home in Ottawa, Ontario. In trying to solve their own home problems, they talked to many homeowners, as well as builders, home inspectors, engineers and others involved in the home construction process. They learned that there are serious problems in Canada from coast to coast. Undoubtedly, the worst housing disaster in Canadian history relates to the "BC leaky condo crisis", which continues to this day. While there are good builders, there are, unfortunately, also poor builders, and consumers currently have no objective, reliable means of knowing who the good builders are.

CPBH is a national, not for profit corporation dedicated to healthy, safe, durable, energy efficient residential housing for Canadians, and is the only organization of its kind in Canada. Working for consumer awareness and protection, CPBH is run by a volunteer Board of Directors and is supported by a volunteer Advisory Council of industry experts and other key stakeholders. CPBH's Advisors and Board members have diverse backgrounds including the following professions: architecture, engineering, home building, fire safety, real estate, home renovation, environmental medicine, industrial hygiene, insurance, law, academe, political science and business. CPBH has approximately 40 volunteers in different parts of Canada and earned "partner" status with the Canadian Consumer Information Gateway (Industry Canada).

Consumers from many regions of Canada communicate with CPBH regularly, raising their issues and concerns and asking for assistance. Unfortunately, home construction defects present considerable problems for homeowners at all stages of life: from young adults barely able to scrape together their down payment for their first home through to senior citizens who are often on fixed incomes. While there are builders who will quickly and appropriately to address these construction defects, there are also builders who will not. In some of these cases, warranty programs and government officials are unwilling or unable to assist the homeowners, which, unfortunately leaves the homeowners to fend for themselves. Once faced with this situation, homeowners quickly learn that there is insufficient consumer protection for the largest purchase most consumers ever make: a home.

CPBH has had a number of notable successes. For example, CPBH hears regularly from Canadian consumers that CPBH has helped them, and that its work is important and necessary. CPBH has gained the support of Canada's Heating, Ventilation and Air-Conditioning (HVAC) industry in trying to raise the bar for HVAC in Canada. CPBH representatives have appeared on television, for instance, CTV's W-Five on multiple occasions, as well as a variety of appearances on local news broadcasts on CBC and CTV, TVO and radio talk show programs such as Peter Warren's program from Victoria, BC, and Peter Silverman's program in Toronto, ON. Articles written by CPBH representatives have been published in national magazines such as The Canadian Home Inspector and Real Estate Marketing. Numerous newspaper articles have referenced the work of CPBH, including the Globe and Mail, the Toronto Star and the Ottawa Citizen. A number of different organizations seek the input from CPBH as government programs are developed. Also, the Office of the Ombudsman of Ontario began to monitor complaints relating to new home ownership after CPBH presented a detailed submission to the Ombudsman in March 2007. This led to the Ombudsman Ontario's report: *"Building Clarity: Investigation into how the Ministry of Government and Consumer Services represents its relationship with the Tarion Warranty Corporation to the public"*. Many have suggested that if it hadn't been for CPBH's efforts over the past 13 years, the Tarion Review, headed by the Honourable J. Douglas Cunningham Q.C., would never have been called by the Ontario Government in 2015.



Canadians *for* Properly Built Homes

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CPBH enjoys considerable grass roots support from across Canada from many homeowners, and potential homeowners. As well, many professionals working in the home inspection industry, the home construction industry, and government officials have expressed their support for CPBH and its work. CPBH receives no government funding, and relies on donations from consumers to cover its operating costs.