



Info for Feb. 27, 2020 Ontario Provincial By-Election in Orléans, ON

CPBH has been very active in trying to assist many Cardinal Creek homeowners in getting their construction defects resolved. We have also worked with other residents of Orléans over the years.

We approached the candidates of the four major parties and asked them for their position statements re the Tarion Warranty Corporation, which is overseen by the Ontario Government. We advised the candidates that if we received their statements by Feb. 23, 2020, we would be pleased to distribute them. We received three responses, which are presented here. Thank you to these candidates for their responses. The statements are presented in the order received:

NDP Candidate Manon Parrot – two pages

Green Party Candidate Andrew West – one page

Liberal Party Candidate Stephen Blais – one page

PC Candidate Natalie Montgomery did not respond.

Best wishes to all of the candidates!

Released Feb. 24, 2020

Founded in 2004, Canadians for Properly Built Homes (CPBH) is an independent, non-partisan, 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.

Our Vision: Healthy, safe, durable, energy efficient residential housing for Canadians.

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February 19, 2020

Dear Neighbour,

Many residents of Cardinal Creek Village homes have experienced multiple major construction defects in their newly built homes, including cracked foundations, leaky windows and pipes, which has led to serious issues including toxic black mold, which can lead to many serious long-term health problems.

Now, more than three years after they first discovered serious defects in their newly built homes, many Cardinal Creek homeowners are still waiting for necessary repairs to be completed after the builder, and the Tarion Home Warranty Corporation refused to honour their new home warranties.

A recent special audit by the Auditor General of Ontario has confirmed what the Ontario NDP has been saying for years, that Tarion – which is supposed to act as a safety net for homeowners to step in to honour warranties to fix construction defects on newly built homes when the builder refuses to pay – protects builders and not consumers.

This audit was only made possible because of an amendment passed by the NDP granting the Auditor General permission to look at Tarion's books.

In her report, the Auditor General found that Tarion executives received bonuses for rejecting homeowners' legitimate warranty claims.

The anti-consumer culture at Tarion, which was allowed to flourish during the 15 years the Liberals were in office won't slowly fix itself.

The Conservative Government is tinkering around the edges at Tarion with changes that don't go nearly far enough and won't happen for at least another year.

Buying a home is the single largest investment most people will ever make in their lives. Residents who have major structural defects in their homes can't afford to wait any longer for help. They need help now.

That is why the Ontario NDP has brought forward legislation that would immediately dissolve Tarion and appoint an independent administrator, to oversee existing new home warranties, and open up the system to a multi provider new home warranty system to help Cardinal Creek families now.

If elected as your Member of Provincial Parliament, I will fight alongside my Ontario NDP colleagues to create a New Home Warranty system that protects consumers and not builders.

Sincerely,



Manon Parrot

February 19, 2020

Cher voisin,
Chère voisine,

Beaucoup de résidents du village de Cardinal Creek ont dû faire face à de multiples vices de construction dans leurs maisons neuves, y compris à des fissures de fondations, à des infiltrations d'eau au niveau des fenêtres, ainsi qu'à des fuites dans la tuyauterie. Tout cela a eu de graves conséquences — y compris des moisissures noires toxiques pouvant avoir des effets néfastes et de longue durée sur la santé.

À l'heure qu'il est, plus de trois ans après avoir découvert des vices de construction dans leurs maisons nouvellement bâties, beaucoup de propriétaires de maisons de Cardinal Creek en sont toujours à attendre que l'on complète les réparations nécessaires, après que le constructeur et Tarion Warranty Corporation, la compagnie prestataire de garanties pour les habitations, eurent tous deux refusé d'honorer les garanties pour leurs maisons nouvellement bâties.

Un récent audit spécial du Bureau de la vérificatrice générale de l'Ontario a confirmé ce que le NPD de l'Ontario dit depuis des années, à savoir que Tarion — qui est censé agir comme un filet de sécurité pour les propriétaires, voire d'intervenir pour faire honorer les garanties de réparation des vices de construction des logements nouvellement bâtis, au cas où le constructeur refuse de payer — protège les constructeurs plutôt que les consommateurs.

Cet audit a été rendu possible seulement grâce à un amendement adopté par le NPD, amendement ayant octroyé au Bureau de la vérificatrice générale la permission d'examiner les registres de Tarion.

Dans son rapport, le Bureau de la vérificatrice générale a trouvé que les cadres dirigeants de Tarion recevaient des boni pour rejeter les demandes de garantie légitimes des propriétaires de logements.

Une véritable culture anti-consommateurs s'est développée chez Tarion dans les quinze années où les libéraux étaient au pouvoir. Ce problème ne va pas se régler tout seul.

Le gouvernement conservateur ne fait qu'apporter de petites retouches cosmétiques à Tarion, à savoir des changements de peu de conséquence, qui non seulement ne vont pas assez loin, mais qui n'entreront pas en vigueur pendant au moins une autre année.

L'achat d'une maison représente l'investissement le plus important que la plupart des gens feront dans leur vie. Les résidents dont les maisons comportent des vices de construction majeurs ne peuvent se permettre d'attendre plus longtemps pour recevoir de l'aide. Ils ont besoin d'aide maintenant et sans tarder.

Voilà pourquoi le NPD de l'Ontario a déposé un projet de loi stipulant la dissolution immédiate de Tarion, la désignation d'un administrateur indépendant qui puisse s'assurer que les garanties existantes pour de nouveaux logements sont honorées, ainsi que l'ouverture du système à de multiples fournisseurs de garanties pour les nouveaux logements. Le but, c'est d'aider les familles de Cardinal Creek dès maintenant.

Si vous me faites l'honneur de m'élire pour vous représenter, en tant que députée provinciale, à l'Assemblée législative de l'Ontario, je me battrai aux côtés de mes collègues du NPD pour mettre sur pied un nouveau système de garanties pour les nouveaux logements — un nouveau système qui protège les consommateurs plutôt que les constructeurs.

Bien cordialement,


Marion Parrot

Subject: Position statement on Tarion Warranty - Green Party of Ontario

From: Jackie DaSilva <jackiedasilva@gpo.ca>

Date: 2020-02-22, 8:01 a.m.

To: info@canadiansforproperlybuilt homes.com

CC: Andrew West <andrewwest@gpo.ca>

Hi Karen,

Thank you for the question. I'm forwarding Andrew West's reply on his behalf:

Andrew West and the Green Party of Ontario would follow through with the Auditor General's recommendations and completely overhaul Tarion. It was not operating in the interests of consumers or homebuyers and needs to be completely overhauled to fix the perverse incentive structures. We need to hold builders accountable to provincial legislation. A statement from the Green Party of Ontario leader, Mike Schreiner, can be found online: <https://gpo.ca/2019/10/31/ford-government-must-follow-through-with-tarion-overhaul/> More info about Andrew West can be found on his website: andrewwest.ca

Thank you for including our response in your next newsletter.

Jackie

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Jackie DaSilva

Campaign Manager

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Subject: Re: New Message From Stephen Blais
From: Orléans Liberal Association <info@stephenblais.com>
Date: 2020-02-23, 1:15 p.m.
To: CPBH <info@canadiansforproperlybuilt homes.com>

Hi Karen,

Thank you for your email.

If elected, Stephen plans to enact strong consumer protection laws for new home buyers, as this is an important issue facing the growing community in Orléans.

This is one of the main priorities in his platform. You can read more about it on his website: <http://stephenblais.com/>

Thank you again for reaching out.

Jordan
Team Blais
