



Newsletter  
Canadians for Properly Built Homes

## Properly Built Times

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Greetings!

As this challenging year was coming to a close, we came across an announcement about some very interesting research at the University of Waterloo on what is called the Canadian Index of Wellbeing (<https://uwaterloo.ca/canadian-index-wellbeing/reports/2016-canadian-index-wellbeing-national-report>). Researchers are reporting that wellbeing is not increasing. Their findings are based on extensive consultations that produced a list of shared values which became a framework for the ongoing study. The first value in that list is fairness (<https://uwaterloo.ca/canadian-index-wellbeing/about-canadian-index-wellbeing/reflecting-canadian-values>). The report makes several interesting recommendations for policy makers that lead to choices that beget a better quality of life for Canadians.

It is an interesting parallel that fairness is really what CPBH's work is all about. Fairness is something we hold dear. We want it for ourselves and others.

We hear from new home owners all year through caught in the quagmire of building code violations, facing a system that stonewalls them, adjudication that is stacked against them and what can be the horror of going to the courts. These people are just trying to get what they paid for! They are deeply offended that there is no fairness. And that is often the least of their problems. You inspire us to continue our work.

Our thoughts turn to the many CPBH volunteers and supporters who gave so generously of their time, brought forward great ideas, encouraged others to jump in, travelled to participate in events, took to social media with passion, wrote letters, contributed to campaigns and more. We are grateful for every action you took.

Consumers deserve a system that reflects that precious value, fairness. A system that's fair for everyone – consumers, builders and warranty providers. Let's keep working together for fairness in 2017, our 13<sup>th</sup> year.

We wish you all the best for the holidays, and good health and happiness for the New Year.

***Karen Somerville and Alan Greenberg***

***Founders, Canadians for Properly Built Homes***

Please take a minute to show your support today as part of your year-end giving at:

[http://www.canadiansforproperlybuilthomes.com/html/getinvolved/ways\\_to\\_get\\_involved.html#DOnations](http://www.canadiansforproperlybuilthomes.com/html/getinvolved/ways_to_get_involved.html#DOnations)



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## National: Canada's National Housing Strategy

In January, CPBH met in Ottawa with MP Greg Fergus, Parliamentary Secretary to the Minister of Innovation, Science and Economic Development, about the need for the federal government, through the Canada Housing and Mortgage Corporation (CMHC), to refocus on housing quality, as well as to include Building Code violations in a white-collar crime initiative.

| <http://www.canadiansforproperlybuilthomes.com/html/whatsnew/2016/dec/Dec-CanadasNationalHousingStrategy.pdf> |



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## Alberta: Rebuilding Fort McMurray & Building Code Compliance

Alberta's Minister of Municipal Affairs, the Honourable Danielle Larivee, commends CPBH for "...your diligence in supporting compliance with safety codes for construction."

| <http://www.canadiansforproperlybuilthomes.com/html/whatsnew/2016/june/June7-RebuildingFortMcMurray-ministerresponse.pdf> |



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## Manitoba: Concerns about the Delay in implementing the province's New Home Warranty

CPBH was pleased to be invited to participate by providing input for the development of Manitoba's New Home Warranty Act and regulations, scheduled to take effect on January 17, 2017. Implementation has now been delayed for a full year. Despite being assured this will be beneficial, we have yet to receive an answer about who will benefit from this action and how. We will continue to request an answer.

| <http://www.canadiansforproperlybuilthomes.com/html/whatsnew/2016/nov/Nov16-Manitoba-deferringnewhomewarranty.pdf> |



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## Ontario: Tarion Review

The holidays are almost upon us and we continue to await Justice Cunningham's report on the Tarion Review, while many new home owners are freezing in their newly built homes.

Early in 2016, we met with Justice Cunningham about the Tarion Review process to share our insights about consulting new home owners, as well as about what changes to the new home warranty and builder regulator regime could produce meaningful change for consumers in Ontario.

There were also several helpful meetings throughout 2016 at Queen's Park with MPPs, including one with new Ministry of Government and Consumer Services Minister, Marie-France Lalonde. We also spoke to Premier Wynne at a town hall meeting. We were encouraged by their engagement.

So much work took place in 2016 to lay the foundation for progress in 2017! We continue to believe that now is the time. Now is the time to keep needed changes before government and in the public

eye. Now is the time to make changes to builder regulation, new home warranties and dispute resolution processes.



## **Tarion Review: CPBH Response to Justice Cunningham's Interim Report**

CPBH concludes that the consumer consultation process was seriously flawed, which has resulted in inadequate consumer input to this review. The reasons for this conclusion and recommendations have been clearly communicated to Justice Cunningham. Read the Response:

| <http://www.canadiansforproperlybuilthomes.com/html/whatsnew/2016/sept/Sept21-responseTarionReviewInterimReport.pdf> |



## **Ontario: 10-year Analysis of the License Appeal Tribunal (LAT)**

Problems associated with consumer access to justice at the LAT when appealing Tarion's decisions are getting worse, not better. See CPBH's analysis and recommendations. Also noteworthy is the LAT's recent assertion that it is part of the Tarion Review, which was categorically denied by Justice Cunningham, in writing, earlier this year. We continue to seek a clear answer.

| <http://www.canadiansforproperlybuilthomes.com/html/whatsnew/2016/june/June28-Final10yrLATysis.pdf> |



## **CPBH's Ontario Consumer Survey conducted at Justice Cunningham's encouragement**

Justice Cunningham encouraged CPBH to conduct a confidential consumer survey for his consideration as part of the Tarion Review. Ninety percent of the respondents to that survey said that they believe that Tarion's monopoly should be ended.

| [http://www.canadiansforproperlybuilthomes.com/html/whatsnew/2016/june/June1-finalreport\\_JusticeCunningham-study.pdf](http://www.canadiansforproperlybuilthomes.com/html/whatsnew/2016/june/June1-finalreport_JusticeCunningham-study.pdf) |

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## **About CPBH**

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 earned "partner" status with the Canadian Consumer Information Gateway (Industry Canada).

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