



Newsletter

Canadians for Properly Built Homes

## Properly Built Times

Spring 2017 vol. 12 no. 1

*Did you learn the hard way that Canada needs better consumer protection in the new home construction industry?*

We did. And we haven't stopped working for change since, because Canadians deserve better. Please help us continue our work by donating now to our spring fundraising campaign at <http://www.canadiansforproperlybulthomes.com/html/donate/index.html>

Greetings,

In December's bulletin, we shared some information with you about the University of Waterloo's research, the Canadian Index of Wellbeing (<https://uwaterloo.ca/canadian-index-wellbeing/reports/2016-canadian-index-wellbeing-national-report>) and how much Canadians value fairness.

We value fairness! It's been at the core of our work for the last 13 years: home buyers getting what they pay for; a warranty that covers defects fairly and without the need for recourse to lawyers and courts; a building industry that is regulated fairly and dispassionately by the government on behalf of the people.

Interesting that this April 25<sup>th</sup> article reports fairness as the theme at the core of Kathleen Wynne's upcoming campaign. Maybe she is aware of the Canadian Index of Wellbeing too: <http://www.cbc.ca/news/canada/toronto/kathleen-wynne-laying-out-plan-to-campaign-from-the-left-in-2018-1.4082969>. The article reports on a recent Wynne speech where she "laid out the general thrust of her three-part plan to "build and preserve a fair society."" She reportedly referred to fairness 14 times in a five-page speech. It's difficult to disagree with the concept of fairness, isn't it? How can you be against it?

As you know, CPBH is proudly apolitical and will work with any representatives Canadians choose to elect to office. But we can't help but be pleased for an opportunity to talk about fairness.

As we write this, we have new home buyers facing unfair regimes all over Canada where the deck is stacked in favour of builders. We have seen the devastation of what building code violations can do to families. We see new home owners and buyers in Ontario, now in limbo since Minister MacCharles' March 28<sup>th</sup> announcement <https://www.thestar.com/news/investigations/2017/03/28/province-stripping-tarion-of-builder-regulator-role.html>, in which she cherry-picked a few of Judge Cunningham's recommendations, all long term, and leaving an underperforming, builder-run Tarion, in charge of its monopoly on warranties. So, the tyranny continues. Where's the fairness in that, Premier Wynne?

Let's see some fairness for people stuck with homes with building code violations that they can't get fixed or afford to fix, and who can't sell their house because of them. We want fairness for new home owners being stonewalled by a system that favours builders. How about some fairness in the dispute resolution system too? In Ontario, fairness could be achieved by implementing Judge Cunningham's recommendations, but changes are needed wherever Canadians are being taken advantage of by the system. Ontario has an opportunity to set a real example here. Will you take that opportunity, Premier Wynne?

To Judge Cunningham, we say thank you for setting out in your report a fair regime for new home construction, regulation, dispute resolution and warranty. This is a major achievement. We remain optimistic and are re-energized by this report to continue our work – for fairness.

That's seventeen references. Seems we are just as passionate about fairness as the Premier, if not more so. Oops, that's eighteen now.

We want to keep CPBH's doors open and continue our work: Please donate to our spring fundraising campaign! And enjoy a lovely spring with your families and friends.

***Karen Somerville and Alan Greenberg, Founders, Canadians for Properly Built Homes***



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## **Ontario: Lots going on related to Ontario's new home warranty**

After studying the legislation and Tarion's operations for more than a year, Tarion Reviewer Justice Cunningham has recommended a radical overhaul with more than 37 recommendations. Justice Cunningham delivered BIG for Ontario's consumers - thank you Justice Cunningham! Here is the link to his final report: <https://www.ontario.ca/document/final-report-review-ontario-new-home-warranties-plan-act-and-tarion-warranty-corporation>

But the Wynne Government has only accepted a few of Justice Cunningham's recommendations and has displayed no sense of urgency to move forward with these. Meanwhile the Tarion CEO says it's "business as usual". It is clearly unacceptable that Ontarians continue to pay for a broken mandatory monopoly while the Wynne Government stalls on moving forward with Justice Cunningham's recommendations. Please write to Premier Wynne and tell her that this is not good enough. Here's more info:

[http://www.canadiansforproperlybuilt homes.com/html/whatsnew/2017/march/JusticeCunninghams\\_Reco\\_ActionPlan.pdf](http://www.canadiansforproperlybuilt homes.com/html/whatsnew/2017/march/JusticeCunninghams_Reco_ActionPlan.pdf)

Here is a video of CPBH President Dr. Karen Somerville appearing on TVO's "The Agenda" discussing these important developments regarding the Tarion Review:

<http://tvo.org/video/programs/the-agenda-with-steve-paikin/protecting-ontarios-new-home-buyers>

Here's another way you can help - Sign this petition and let Premier Wynne know that it's time to listen to Justice Cunningham and end Tarion's monopoly. Once you sign it, please ask others to sign it. Our goal is at least 1,000 signatures: [https://www.change.org/p/kathleen-wynne-end-tarion-s-new-home-warranty-monopoly-now-give-home-buyers-a-choice?source\\_location=minibar](https://www.change.org/p/kathleen-wynne-end-tarion-s-new-home-warranty-monopoly-now-give-home-buyers-a-choice?source_location=minibar)



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## **National: Update on Canada's National Housing Strategy**

Some progress, but the federal government is still not focused on housing quality and at least meeting the building codes: <http://www.canadiansforproperlybuilt homes.com/html/whatsnew/2016/dec/Dec-CanadasNationalHousingStrategy.pdf>



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## **CPBH Welcomes the Dr. Shuman Memorial Award at Ryerson's School of Journalism**

CPBH and the Shuman Family are pleased to announce the Dr. Shuman Memorial Award at Ryerson University's School of Journalism: <https://secure.e2rm.com/registant/startup.aspx?eventid=222726>



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## **Manitoba: Ongoing Problems with New Home Construction and Delay in Warranty Legislation**

CPBH has been expressing concerns with the Government of Manitoba's decision to delay its new home warranty legislation

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

Here are some recent examples of the ongoing problems with Manitoba's new home construction  
<http://www.canadiansforproperlybuilt homes.com/html/inthenews/2017/april/Apr7-CBC-Condo-owners.pdf>  
<http://www.canadiansforproperlybuilt homes.com/html/inthenews/2017/april/Apr6-CBC-Engineer.pdf>



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## Can you help?

Please DONATE to CPBH NOW so we can keep fighting for consumer protection for you!

Donations cover operating expenses which we work to keep low, but we can't keep the doors open without your help. We're proudly independent of government funding and that helps us serve Canadians better. Volunteers conduct all operations -- no one gets paid a cent.

YOUR DONATION MEANS CPBH STAYS OPEN: Please take a moment to click on the link and donate. ANY amount gratefully accepted! <http://www.canadiansforproperlybulthomes.com/html/donate/index.html> .

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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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