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### **Greetings everyone,**

CPBH has been very busy responding to increased requests for help from owners of newly built homes. As expected, all the "build faster" initiatives have produced more deficient new homes.

All anyone wants is the house they waited for and paid (dearly) for: Safe and healthy homes that are built, *at least*, to Code. Uncooperative builders followed by the labyrinth of warranty providers, mean the problems drag on and on while people are living in homes

that risk their health and safety due to building code violations. In the meantime, homeowners run out of leave they can take from work to let people in to review, assess, observe the code violations, while nothing gets done or their warranty claims are denied, often in the face of clear evidence that they are valid.

It is an incessant worry to live in a home you can't fix or sell when you've put your life's savings into the downpayment. Will you ever be able to get the code violations fixed and either live peacefully in the home or sell it? Are your neighbours in the community having the same/similar issues? Will the community become marked with the stigma of poorly built homes, impacting resale prices and your financial future? What else is wrong with the home that you don't yet know? Does the house have at least a partial/interim occupancy permit (note there are different names for these permits in different municipalities) from the municipality? If not, will the house insurance cover claims since no one is supposed to live in a house without at least a partial/interim occupancy permit? These are all legitimate concerns that wear down owners with constant stress. Many of you are all too familiar with this situation. We are doing our best to help every homeowner who comes to us. Remember that you are not alone!

To keep assisting homeowners in trouble and advocating at all levels of government we need your help. We want to be part of the solution as do many of you. We can do this together. Our advocacy and assistance to homeowners makes a huge difference in the lives of families in trouble. We see it every day. It's your support that makes this possible.

Thinking of year-end giving? Make it count. In honour of our 20<sup>th</sup> Anniversary, your fall fundraiser donations will be matched up to a total of \$1500 by benevolent supporters. You can double your donation!

**When you donate, YOU will be part of the solution for the next desperate family who contacts us. Given the Canadian postal strike, please donate using your credit card via PayPal. Here's the link: [Donate](#)**

Thank you for helping us help others,

**Karen Somerville and Alan Greenberg**

Canadians for Properly Built Homes Co-founders

***PS: In the coming weeks, we will have some good news to share with you – stay tuned!***

***#EnforceTheCode #ConsumerProtection #HealthAndSafety  
#NeverGiveUp #NoUSEDfurnaces #RadonAction #Don'tStopBelievin'  
#YouAreNotAlone #MentalHealth #EndTarionMonopolyNOW***



## 2. Federal Housing Minister Sean Fraser responds to CPBH

As you might expect, CPBH has been in touch with Sean Fraser's office to register our concerns about building faster without any change in the safeguards we see as necessary for builders to produce new homes that at least meet code. We are pleased to say that a recent letter from the Minister acknowledges the importance of housing quality, safety and affordability.

The federal housing plans are indeed bold as you can see for yourself [here](#). At the same time, we are all too aware that code compliance does not take place without code enforcement, and that is in the hands of municipalities who take their marching orders from provincial governments. The trend we have seen with municipalities' remote inspections and sampling inspections – often meaning no inspections – is not protecting consumers as the barrage of pleas for help to CPBH demonstrate.

To make this work, the Minister will have to use all his influence and listen to consumers, not just industry. #ConsumerProtection: now more than ever.



## 3. Aging in Place and Environmental Well-Being: Research participation opportunity for Canadians 60+

The Council on Aging of Ottawa recently announced research being conducted by Carleton University, the National Research Council of Canada and the University of Toronto to help Canadians who want to stay in their homes as long as possible. They are seeking participants from across Canada.

We are reaching out to our audience as seniors living in newly built homes may wish to participate to include their experiences in this research. Here is what researchers are looking for:

- Canadians from across the country to participate in the survey about homes, the conditions in homes, and the health and well-being of the people who live there.
- You are eligible if you are over 60 years of age, live primarily in Canada, and either live in your own home or have moved into supportive housing within the past two years.

For more information: [https://nrc-cnrc-construction.ca/cgi-bin/sccgi04.pl?E\\_version=4&E\\_file=/var/www/html/canadian-homes-for-aging-in-place/survey-on-environmental-well-being.htm](https://nrc-cnrc-construction.ca/cgi-bin/sccgi04.pl?E_version=4&E_file=/var/www/html/canadian-homes-for-aging-in-place/survey-on-environmental-well-being.htm)



## 4. The Unfulfilled Promise of a Federal Consumer Advocate: What you can do now

The Hill Times' recent article, *An Election Promise for a Questionable Consumer Advocacy Office is all but Dead*, by Ken Rubin\*, tells the story of a 2021 election promise now withering and dying. Why is it so difficult to move forward with any kind of #ConsumerProtection in this country? Allowing this initiative to die is a huge mistake. Consultations on this subject should be with CONSUMERS, not business and industry! How about some protection for the citizens who pay the taxes and elect people who are supposed to act in their best interests?

You can let your MP know that you want this enacted. Write to them, call them, encourage your friends and family to do so too! See Open Parliament for the complete list of MPs, select yours and look under Your Say for their email address: <https://openparliament.ca/politicians/> Send your message to the minister responsible too – François-Philippe Champagne: [francois-philippe.champagne@parl.gc.ca](mailto:francois-philippe.champagne@parl.gc.ca) .

Consumer protection is worth fighting for, for ourselves, our friends and families. It is deeply lacking in Canada. <https://canadiansforproperlybuilt homes.com/wp-content/uploads/2024/11/Oct.-30-2024-Hill-Times-An-election-promise-for-a-questionable-consumer-advocacy-office-is-all-but-dead.pdf>

\*Ken Rubin, Canada's Information Warrior ([kenrubin.ca](http://kenrubin.ca)), is an Ottawa-based public interest researcher whose experience with the right to information spans from the 1970s to today.



## 5. Our National Access to Information System Needs an Overhaul

Dean Beeby\* looks at the performance of the Treasury Board of Canada in dealing with their access requests in his recent Substack newsletter. Why does it matter? Because Treasury Board provides training to all other federal government organizations about how to handle ATIP requests, meet their legal obligations under the legislation, and more. Among its many roles, Treasury Board is the employer of federal public servants across departments. You'd think they would be in a position to set an example. It matters. A large number of Canadians use federal Access to Information requests to do their work – researchers, media, industry, not for profits and more, including CPBH.

Dean takes us through how they're doing here: [Treasury Board no access-to-info leader](#)

\*Dean Beeby is an investigative journalist, freedom-of-information specialist, transparency advocate and author.



## About CPBH

Canadians for Properly Built Homes (CPBH) is an independent, national not for profit consumer advocacy 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). Follow us:



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[info@canadiansforproperlybulthomes.com](mailto:info@canadiansforproperlybulthomes.com)

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