



Ontario's Condo Act Review--Stage Two Solutions Report Backgrounder

Ontario's current *Condominium Act, 1998* came into effect in 2001. Since then, Ontario's condo sector has experienced remarkable growth and change. Today, condos account for half of all new homes built in Ontario. There are close to 600,000 units in the province, and about 1.3 million Ontarians call a condo home.

In June 2012, the Ontario government launched a review of the Act to align it with developments in the sector. The Ministry of Consumer Services (MCS) engaged Canada's Public Policy Forum, based in Ottawa, to lead a public engagement process to review and recommend changes to the Act. The Forum is engaging condo owners, developers, managers and other community stakeholders in a three-stage, 18-month review process that will identify issues, consider options, and propose an action plan for renewal.

The first stage of the review, completed in early 2013, identified numerous shortcomings in the existing law. Participants, drawn from across the condo sector, proposed options for improvement and highlighted areas of agreement and differences of opinion.

Under stage two, the Forum set up five working groups representing a broad cross-section of condo sector interests to reviewed the stage one findings and come up with possible solutions. Each group focused on one of five areas:

- Consumer protection
- Financial management
- Dispute resolution
- Governance
- Condo management

In addition, a 12-member panel of experts provided a forum for "sober second thought". Panel members were selected for their expertise in key areas such as consumer protection, engineering, condo development, finance and condo management, and to provide a balance of perspectives.

In stage three, starting in the fall of 2013, the residents' panel from stage one, together with the broader condo community, will have an opportunity to review the recommendations, after which MCS will draft an action plan for implementing them.

For more information and updates on this project, please visit www.pforum.ca