

## Changes to Co-op Eviction Law

The Government of Ontario has changed the law about eviction from non-profit housing co-operatives (“co-ops”). These organizations meet important housing needs for low- and moderate-income Canadians. They support mixed-income communities and active involvement in housing issues by their members.

[Co-op members can be evicted](#) from their homes for many of the same reasons that tenants can be evicted – such as non-payment, bothering other people, and causing damage. Previously, all these co-op eviction cases were heard by the Superior Court of Ontario and not by the Landlord and Tenant Board. The cases were often expensive and time-consuming for the co-op and the member.

Co-ops asked the Government of Ontario to change the law so that most of their eviction cases would be heard by the Landlord and Tenant Board. The government agreed to this request and has passed [a new law](#) which will come into effect in June 2014.

ACTO supported this change, but there are some problems with this new law.

- Co-op members will not have the same right as tenants to apply to the Landlord and Tenant Board to get repairs done or to stop harassment and interference.
- Co-ops will still be able to apply to Superior Court for eviction orders for reasons outside of the broad powers of the Landlord and Tenant Board. This could lead to unfair evictions.
- The LTB will not be able to review subsidized housing charges in co-ops in eviction applications. Tenants and co-op members receiving subsidies will not have the same right as private-market tenants to challenge the calculation of their arrears

A committee of the Legislative reviewed the Bill before it became law. ACTO asked them to change the Bill to address these problems, but none of the parties in the Legislature would support the changes we proposed.

The Landlord and Tenant Board has developed new rules and forms to allow co-ops to bring these cases. We are worked with the Board to make sure that co-op members, especially those who are low-income or face other barriers, will be treated fairly. These new rules are found on the [Board's website](#).

Co-op housing is doing a lot to address the problem of lack of affordable housing and the powerlessness that many tenants feel in their housing. About 125,000 people in Ontario live in co-ops and many of the 550 co-ops provide excellent models of inclusive communities. But the Landlord and Tenant Board must take care to ensure that the many vulnerable people who live in co-ops are treated fairly under these new laws.