

## RESPONSES FROM PETER HOUSE (ELECTORAL REFORM PARTY)

### 1. What are the top three issues Hamilton Centre constituents have identified in their conversations with you during this campaign?

Please list up to three top issues:

1. Inflation/Cost of Living/Corporate Monopolies Gouging Hamiltonians
2. The Housing Crisis
3. Disillusionment in our broken political system (not to be conflated with apathy)

### 2. Based on your current knowledge, how important do you think security of tenure [is] for tenants, including renovictions, and the increasing unaffordability of rents for Hamilton Centre constituents?

Please put an X next your answer

- Not Important  
 Somewhat Important  
 **Very Important**

Caveat: I found the wording of this question a bit confusing and I am slightly second-guessing my interpretation of this question. I answered assuming the question was asking how important I felt security of tenure is to tenants for combating renovictions and the increasing unaffordability of rents in Hamilton Centre.

### 3. Based on your current knowledge, would you say the provincial legislation governing renovictions...

Please put an X next your answer

- Favours Tenants  
 **Favours Landlords**  
 Finds the right balance  
 Not familiar enough with the legislation to offer an opinion.

### 4. If you are elected what will you do to advocate for tenants in Hamilton Centre?

Canadian Housing needs to be dramatically overhauled.

The fundamental problem with housing in Canada is that it is abused as a guaranteed speculative investment vehicle.

We need bold new leadership that turns the market on its head so that corporations and individuals who own multiple properties are *losing* money. We need legislation that disincentivizes speculation in the Ontario housing market and radically curtails the currently enticing proposition of renting out units as a landlord. The current housing crisis is a product of our legislators incentivizing housing speculation and rent gouging.

If landlords and speculative investors aren't sending me death threats, then I haven't gone far enough.

- I. Harsh capital gains legislation that is particularly grim for landlords.
- II. Ban on corporate landlords. Dissolution of existing corporate landlords. No loopholes.
- III. Three property cap on property ownership for individuals.
  - a. Primary residence – taxed as is.
  - b. Allow ownership of a secondary property but make the taxes prohibitively expensive – 5% property value per year – in other words, over 20 years you will have been taxed 100% of the property value. Second homes, cottages and pleasure properties are an extreme luxury and will be taxed to an extreme.
  - c. Allow ownership of a tertiary property but tax the property owner 10% of the property value per year – in other words, over 10 years you will have been taxed 100% of the property value.
  - d. Ban on owning a fourth property. If you own more than 3 properties after the deadline they will be expropriated by the Ontario government and turned into housing co-ops – so landlords with a plethora of units would be advised to sell quickly because millions of other properties will be flooding the market. Landlords should expect a significant loss selling in the buyer's market this legislation creates.
- IV. Homes owned by dependents will count towards their parent's property total. I wasn't kidding about no loopholes.
- V. Additional restrictions and taxes on foreign investors. Close existing loopholes.
- VI. Heavily tax for-profit rentals charging above the market median rate.

#### **5. The rental crisis in Hamilton Centre has had tragic consequences for tenants, for example:**

- **No running water for over 2 months for tenants at 1083 Main St E.**
- **Families being evicted from their homes/units because the landlord wanted to convert their larger units into one-bedroom units (192 Robert St. and 181 John St. N.)**
- **A doubling of eviction notices for demolition, renovation or across Ontario since 2019, and high eviction rates in Hamilton centre neighbourhoods such as Corktown/Stinson, Crown Point, and Landsdale (map available in this SPRC Housing Landscape Bulletin: <https://www.sprc.hamilton.on.ca/wp-content/uploads/2019/11/SPRC-Hamilton-Rental-Landscape-Evictions.pdf>)**

- **Tenants across Hamilton have seen their rents increase by an average of over 43% in the last 10 years, almost double the rate of inflation during this time. Rents for unoccupied units are often listed at double the previous rent. (Data on rent increases in Hamilton available in this Hamilton Social Landscape report: <https://www.sprc.hamilton.on.ca/wp-content/uploads/2020/08/SPRC-Hamilton-Social-Landscape-Young-Renters-Nov-2022.pdf>)**

**What changes to the residential tenancies act, if any, are needed to prevent these tragedies?**

We need to reinstate rent control and overhaul the housing market as mentioned in the previous question so that Canadians are disincentivized speculating on the housing market, discouraged from buying up properties to rent out and deterred from gouging on rents.

If renovictions weren't so profitable for landlords then renovictions would stop plaguing our society.

**6. The planning and building of the Hamilton LRT is already helping to create many new housing units in Hamilton Centre, including many rental units. These new rental units are not subject to any rent control because they have been built after 2018. Because there are currently no limits on rent increases in these units, some tenants have told community agencies in Hamilton, they fear asking their landlord for maintenance and repair requests, as they worry they will receive a significant rent increase as a consequence from the landlord.**

**If elected, what steps will you take to help tenants of new units in Hamilton Centre who face high rental increases in Hamilton Centre?**

My legislation would pop the housing bubble creating enormous opportunities for people like myself who currently cannot imagine being able to own a home to feasibly be able to buy their own home.

My aforementioned three-property-cap on property ownership would create a buyers market with a flood of crashing housing prices.

I would expand social housing programs (including "Housing co-ops" & "non-market housing") with expropriated properties from landlords that did not sell their additional units before the three-property-cap deadline. These rentals could be less than half the cost of profit motive rentals and would drive down the market median rate. For more information checkout "The Non-market Solution to the Housing Crisis" (<https://youtu.be/sKudSeqHSJk>) where Uytae Lee explains how non-market housing is able to offer rents in Olympic Village (where the athletes were housed during the 2010 Olympics) as low as \$1900/month instead of \$4500/month in an identical (profit motivated) building across the street.

Furthermore, I would introduce legislation that applied a harsh tax to landlords charging rents above the market median that would largely defeat the point of gouging tenants.

And of course, reinstate rent control so properties built after 2018 aren't gouging Hamiltonians.

Regarding Hamiltonians that fear retaliatory rent increases for asking their landlord for maintenance; I would suggest CCing the Landlord and Tenant Board of Ontario to your email correspondence with your landlord: [LTB.Evidence@ontario.ca](mailto:LTB.Evidence@ontario.ca) and [SO-ltb@ontario.ca](mailto:SO-ltb@ontario.ca) (Hamilton specific). For tenants with a good poker face, you could also CC a law office to your email correspondence to create the illusion of legal support. For actual legal support, I would suggest contacting some of the available free legal services including: Hamilton Community Legal Clinic (100 Main St E Suite 203), Legal Aid Ontario (110 King St W Suite 780) or Legal Aid Ontario Criminal Duty Counsel (45 Main St E).

For a complete list of my policy positions please visit [peterhouse.ca](http://peterhouse.ca).

Peter House  
Founding Leader of the Electoral Reform Party  
2023 Candidate for MPP of Hamilton Centre  
(647) 781-7383  
[peter.house@electoralreformparty.ca](mailto:peter.house@electoralreformparty.ca)

## RESPONSES FROM SARAH JAMA (NDP)

### 1. What are the top three issues Hamilton Centre constituents have identified in their conversations with you during this campaign?

Please list up to three top issues:

1. The rapidly rising cost of living and difficulty ensuring basic needs are met, including rent and housing, groceries, hydro and gas.
2. The crisis in our healthcare system and concerns over Ford's privatization scheme.
3. The climate crisis and Ford's plan to pave over farmland and expand the urban boundary.

### 2. Based on your current knowledge, how important do you think security of tenure [is] for tenants, including renovictions, and the increasing unaffordability of rents for Hamilton Centre constituents?

Please put an X next your answer

Not Important

Somewhat Important

Very Important

### 3. Based on your current knowledge, would you say the provincial legislation governing renovictions...

Please put an X next your answer

Favours Tenants

Favours Landlords

Finds the right balance

Not familiar enough with the legislation to offer an opinion.

### 4. If you are elected what will you do to advocate for tenants in Hamilton Centre?

As a tenant myself, I know the challenges renters face in looking for a home they can afford that's safe and meets the needs of their family. Over the past several years, tenants have seen their rights eroded by the Conservative government. First Ford canceled rent

control on new buildings. Now, during a time of skyrocketing rents and rising illegal evictions, the government is doing nothing to support renters.

As the MPP for Hamilton Centre, I will fight for renters and their families. Through outreach, I will make sure tenants know their rights and how to organize tenants unions, and other ways to advocate for themselves. I will raise local issues between landlords and tenants at Queen's Park. I will push to make changes to the law to restore rent controls on units rented after 2018, stop landlords from jacking up the rent between tenants, and make sure there are real consequences for renovictions and other illegal evictions.

People in Hamilton deserve better. There have been too many stories of large corporate landlords trying to move people out so they can raise the rent. As MPP, I will work to put a stop to this so that people here can find a home they can afford for their families.

#### **5. The rental crisis in Hamilton Centre has had tragic consequences for tenants, for example:**

- **No running water for over 2 months for tenants at 1083 Main St E.**
- **Families being evicted from their homes/units because the landlord wanted to convert their larger units into one-bedroom units (192 Robert St. and 181 John St. N.)**
- **A doubling of eviction notices for demolition, renovation or across Ontario since 2019, and high eviction rates in Hamilton centre neighbourhoods such as Corktown/Stinson, Crown Point, and Landsdale (map available in this SPRC Housing Landscape Bulletin: <https://www.sprc.hamilton.on.ca/wp-content/uploads/2019/11/SPRC-Hamilton-Rental-Landscape-Evictions.pdf>)**
- **Tenants across Hamilton have seen their rents increase by an average of over 43% in the last 10 years, almost double the rate of inflation during this time. Rents for unoccupied units are often listed at double the previous rent. (Data on rent increases in Hamilton available in this Hamilton Social Landscape report: <https://www.sprc.hamilton.on.ca/wp-content/uploads/2020/08/SPRC-Hamilton-Social-Landscape-Young-Renters-Nov-2022.pdf>)**

#### **What changes to the residential tenancies act, if any, are needed to prevent these tragedies?**

The Residential Tenancies Act needs several changes to better protect renters and undo the damage the Ford government has done. The NDP has proposed many important pieces of legislation to help stop control rental prices and protect tenants. These include:

- 1) **Bill 48, Rent Control for All Tenants Act, 2022:** This bill would reintroduce rent controls for units built after 2018. Ford canceled rent controls on these units, the NDP wants to restore it.
- 2) **Bill 25, Rent Stabilization Act, 2022:** This bill introduces vacancy control, stopping landlords from jacking up rents between tenants. This would also remove the incentive landlords have to evict tenants illegally (e.g. through renovictions or fraudulent personal use claims), since landlords cannot charge whatever they want when the unit is empty.
- 3) **Bill 58, Protecting Renters from Illegal Evictions Act, 2022: This bill:**
  - a) Increases enforcement of eviction laws and fines for landlords that illegally evict;
  - b) provides more compensation to tenants facing a no-fault eviction;
  - c) provides access to legal representation for tenants; and
  - d) creates a registry of landlords who evict tenants due to no fault of their own.
- 4) **Bill 47, Protecting Human Rights in an Emergency Act (Emergency Power Generators), 2023:** This bill makes sure buildings have emergency power generators that last for at least two weeks, so in a prolonged power outage, people with disabilities have access to elevators. It also makes sure the water stays running.

**6. The planning and building of the Hamilton LRT is already helping to create many new housing units in Hamilton Centre, including many rental units. These new rental units are not subject to any rent control because they have been built after 2018. Because there are currently no limits on rent increases in these units, some tenants have told community agencies in Hamilton, they fear asking their landlord for maintenance and repair requests, as they worry they will receive a significant rent increase as a consequence from the landlord.**

**If elected, what steps will you take to help tenants of new units in Hamilton Centre who face high rental increases in Hamilton Centre?**

I will fight to bring back real rent control on buildings built after 2018. Doug Ford's legislation removing these controls has been a disaster for tenants here in Hamilton and across Ontario, who often face unfair high rent increases in these units. Tenants deserve a safe home in a state of good repair, and should be able to request maintenance without fear their rent will skyrocket.

The NDP has introduced Bill 48, Rent Control for All Tenants Act, which would restore rent control on units built after 2018. I will fight to pressure the government to pass this bill and help all Hamilton renters.

## RESPONSES FROM DEIRDRE PIKE (LIBERAL)

### 1. What are the top three issues Hamilton Centre constituents have identified in their conversations with you during this campaign?

Please list up to three top issues:

1. Concerns about the carving out of the Greenbelt
2. Housing and homelessness
3. Income security

### 2. Based on your current knowledge, how important do you think security of tenure for tenants, including renovictions, and the increasing unaffordability of rents for Hamilton Centre constituents?

Please put an X next your answer

- Not Important  
 Somewhat Important  
 **Very Important**

### 3. Based on your current knowledge, would you say the provincial legislation governing renovictions...

Please put an X next your answer

- Favours Tenants  
 **Favours Landlords**  
 Finds the right balance  
 Not familiar enough with the legislation to offer an opinion.

### 4. If you are elected what will you do to advocate for tenants in Hamilton Centre?

As MPP for Hamilton Centre, I would work with tenants, housing providers, the municipality and our federal and provincial partners to advocate that we:

- Enforce the current laws preventing renovictions and supporting tenants with their legal rights within the Landlord and Tenant Act of Ontario
- Create inclusionary zoning bylaws to increase the housing stock within current and future builds (both at 5 units and under and 6 and over)

- Create rental licensing by-laws that would allow for current legal units to be “grandmothered” into becoming legal units to increase quality and amount of current housing stock and increase the municipality’s ability to pass a rental licensing bylaw that could include fines and sanctions to landlords thus using the ‘New Westminster model’ of stopping renovations
- Support building in the ‘missing middle’ and offering incentives for increasing density across the city (i.e., modular, infill buildings)
- Increase the capacity of social housing providers to build faster and increase funding for health supports while also working with Ontario Health West to work more closely with Community and Social Services, Mental Health and Addictions etc.
- Preventing evictions generally by increasing education and supports to tenants through legal avenues and building capacity within the Legal Aid System in Ontario
- Support the National Housing Strategy and advocate for faster delivery and more funding to build innovative affordable housing across the city
- “The National Housing Strategy is a part of a long-term vision to strengthen the middle class, promote sustainable growth for Canadians, and lift more Canadians out of poverty. The Strategy – funded through new and existing programs – follows a human rights-based approach, and includes a National Housing Co-Investment Fund, community housing initiatives, and the Canada Housing Benefit”
- Support social housing providers in increasing density across their current portfolios by working with financing partners to increase access to capital investment
- Enforce a tax on vacant homes

**5. The rental crisis in Hamilton Centre has had tragic consequences for tenants, for example:**

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**What changes to the residential tenancies act, if any, are needed to prevent these tragedies?**

To prevent these tragic circumstances, I believe we must:

- Increase provincial oversight of the current rental industry through the RTA, tenant and Landlord Associations thus immediately ending the current practice of informal evictions
- Increase the capacity for representation of tenants at the LTB
- Increase funding to end the backlog at the LTB
- Increase enforcement to call out 'bad actors' and landlords abusing tenants' rights and privileges

**6. The planning and building of the Hamilton LRT is already helping to create many new housing units in Hamilton Centre, including many rental units. These new rental units are not subject to any rent control because they have been built after 2018. Because there are currently no limits on rent increases in these units, some tenants have told community agencies in Hamilton, they fear asking their landlord for maintenance and repair requests, as they worry they will receive a significant rent increase as a consequence from the landlord.**

**If elected, what steps will you take to help tenants of new units in Hamilton Centre who face high rental increases in Hamilton Centre?**

If elected, I will hold the government to account and advocate that all new housing built along the LRT in Hamilton has 50% of the units deemed affordable, charging 30% or less on household income by working with all partners (government, finance/capital/Hamilton is Home etc.) to invest in the building of these units. We would reinstate rent control on those units not covered as a result of Doug Ford's actions. I will also work as a provincial partner with the city to ensure those who are on the current housing waitlist are served by the building of these units. I will also advocate for health, income and food security supports for tenants while also encouraging programming and supports that enable them to build their capacity as tenants to advocate for their legal rights to reduce future evictions.

## RESPONSES FROM JOHN TURMEL (INDEPENDENT)

**1. What are the top three issues Hamilton Centre constituents have identified in their conversations with you during this campaign?**

Poverty and rising prices are my prime concerns.

**2. Based on your current knowledge, how important do you think security of tenure for tenants, including renovictions, and the increasing unaffordability of rents for Hamilton Centre constituents?**

Please put an X next your answer

Not Important

Somewhat Important

**Very Important**

**3. Based on your current knowledge, would you say the provincial legislation governing renovictions.**

Please put an X next your answer

Favours Tenants

**Favours Landlords**

Finds the right balance

Not familiar enough with the legislation to offer an opinion.

**4. If you are elected what will you do to advocate for tenants in Hamilton Centre?**

My standard offer in my Guinness Record 106 elections has been to reprogram bank computers to offer interest-free credit card accounts. <http://SmartestMan.Ca/1974> explains. Sadly, most did not vote for interest-free credit cards, not because they're stupid but because the hypno-media never let them hear my offer. Notice I was excluded from the candidates' debate and would bet Hamilton Centre voters don't vote for interest-free credit cards either.

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**What changes to the residential tenancies act, if any, are needed to prevent these tragedies?**

The residential tenancies act cannot be changed to prevent such tragedies. But making rents affordable can. Once landlords no longer have to pay interest to banks and only have to pay depreciation and upkeep expenses, rents can be cut in half. And renters have the interest-free credits to afford accommodations. Only <http://SmartestMan.Ca> knows how to reprogram federal and provincial computers to offer interest-free credit.

**6. The planning and building of the Hamilton LRT is already helping to create many new housing units in Hamilton Centre, including many rental units. These new rental units are not subject to any rent control because they have been built after 2018. Because there are currently no limits on rent increases in these units, some tenants have told community agencies in Hamilton, they fear asking their landlord for maintenance and repair requests, as they worry they will receive a significant rent increase as a consequence from the landlord.**

**If elected, what steps will you take to help tenants of new units in Hamilton Centre who face high rental increases in Hamilton Centre?**

With interest-free credit, landlords and tenants should no longer have any problems. I have the same education as Star Trek's Science Officer Spock who knew the math to figure out the winningest way to go: Systems Engineering and 4 years as Teaching Assistant of Canada's only Mathematics of Gambling course at Carleton University (1975-8) but since most won't find out what the closest thing to Mr. Spock can do, they'll continue to suffer their so easily-corrected poverty-related problems.

John C. "The Banking Systems Engineer" Turmel, KingofthePaupers, Great Canadian Gambler, TajProfessor, Author of the UNILETS interest-free time-based currency United Nations Millennium Declaration C6 in the [https://i-p-o.org/millennium\\_forum.htm](https://i-p-o.org/millennium_forum.htm) See <http://SmartestManOnEarth.Ca> or <http://SmartestMan.Ca> for short.

519-753-5122h 519-209-1848c