PETITION

TO The Premier and the Legislative Assembly of Ontario: -

WHEREAS Section 398(2) of the *Municipal Act, 2001* (the "Act") allows a municipality to add public utility arrears incurred by a tenant to the municipal tax bill of the owner;

AND WHEREAS Ontario Regulation 581/06 permits such arrears to have priority lien status under the Act;

AND WHEREAS these provisions reversed the long-standing law in this area that held that a landlord was not responsible for utility charges where the landlord was not the consumer;

AND WHEREAS landlords may now be burdened unfairly, and potentially catastrophically, with fees and charges they have no control over;

AND WHEREAS these provisions will also impact tenants who are not in arrears with their utility payments but who will now face rent increases and/or increases in utility payments where such payments are pooled as landlords attempt to recoup these outstanding liabilities;

AND WHEREAS a number of municipalities, including Penetanguishene, Bracebridge and Niagara Falls, have reversed such policies as a result of the demonstrated and unprecedented negative impacts on landlords and tenants;

AND WHEREAS municipalities and utility providers in Ontario already have at their disposal a number of means by which they can control or collect outstanding arrears, including by requiring deposits for the utility service pursuant to the *Public Utilities Act* and by seizing personal property in the possession of the rate payer.

NOW THEREFORE WE the undersigned petition the Legislative Assembly of Ontario to: -
Repeal section 398(2) of the *Municipal Act, 2001*, and amend Ontario Regulation 581/06 accordingly, to ensure that property owners are not responsible for the payment of outstanding utility arrears where they are not the consumer.

Name (printed)	Address & Phone (printed)	Signature