



**Jeff Leal, M.P.P.**  
Peterborough

12 January 2012

The Honourable Kathleen Wynne  
Minister of Municipal Affairs and Housing  
777 Bay St., 17<sup>th</sup> Floor  
Queen's Park  
Toronto, Ontario  
M5G 2E5

Dear Kathleen:

On December 13<sup>th</sup>, 2011, I had the opportunity to meet with Mr. Don Knowles, a small landlord in the City of Peterborough who has an impeccable reputation in providing quality housing. We know that small landlords (fewer than 10 units) represent about 40% of the affordable rental housing stock in Ontario. Many small landlords like Mr. Knowles feel that the current Residential Tenancies Act and the Landlord and Tenant Board are prejudiced against landlords and favour tenant's rights. An example of this is that currently it costs the tenant \$45.00 to take a landlord to court, but it is \$170.00 for a landlord to take a tenant to court.

Mr. Knowles has requested that your Ministry consider the following items be implemented:

1. initiate a damage deposit
2. reopen the nine regional Landlord Tenant Board offices that we closed in 2008 (there was one located in Peterborough)
3. the ability for landlords to search a prospective tenant's history at the Landlord Tenant Board
4. the fact that prior evictions are not admissible in the current eviction proceedings

With regards to the Landlord Tenant Board offices that were closed in 2008, it might be possible to provide this service through major Service Ontario operations that are currently in place throughout the Province. Mr. Knowles indicated to me that prior to the closing of the Landlord Tenant Board office in Peterborough; the individual who operated the office was extremely helpful in resolving disputes between landlords and tenants in fairly quick fashion.

I want to thank you for taking the time to review this important matter.

Sincerely,

**Original Signed by**  
**Jeff Leal, MPP**

Jeff Leal

Cc Mr. Donald Knowles, 1690 Cherryhill Road, Peterborough, Ontario. K9K 1B1