

# LANDLORD SOLUTIONS

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## Landlord Solutions Launches New GTA Venture



On January 1st, 2005, Landlord Solutions was launched in Toronto. Backed by Harry Fine, a former adjudicator with the Ontario Rental

tory conflict of interest rules imposed on former adjudicators, Harry will be unable to represent clients at the Tribunal until May of 2005, but he will be pleased to introduce you to an agent who he is certain will handle your case with diligence. Until May, Harry will be doing Small Claims Court work, enforcement through garnishment, and staff training in areas of concern to you

and your staff, including the TPA and the new federal privacy legislation, PIPEDA.

Please call for a no-risk consultation to discuss your business needs or check out our web site, featured at [http://](http://www.LandlordSolutions.ca)

[www.LandlordSolutions.ca](http://www.LandlordSolutions.ca).

We look forward to a rewarding relationship with you and your staff.

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**Get the edge  
only a former  
adjudicator  
can provide**

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Housing Tribunal up until November 2004, Landlord Solutions can provide you with the edge that only a former adjudicator can provide. Respected as one of the Tribunal's top Members, Harry knows the law as well as the process, and is committed to providing your company with the best in paralegal representation both at the Tribunal and in Small Claims Court. However, due to the manda-

### SMALL CLAIMS COURT

There are many situations where the Tribunal is not the Court of competent jurisdiction for landlord and tenant matters. If the tenant is no longer in possession and arrears exist, if the tenant leaves with lease term remaining, or if damage to the unit exists, the Tribunal will not hear your claim. Also, you have the ability to sue tenants for failing to give proper notice of termination, and any loss of rental income you incur as a result of their breach of the lease, providing of course that you

attempt to mitigate your loss by re-renting the unit. Small Claims is a slow and more cumbersome route than the Tribunal, but if the tenant owes you a substantial amount of money, and has a bank account or is working, initiating a plaintiff's claim and if successful, a garnishment of wages is not only a new source of income, but shows other tenants that they cannot escape their obligations by just by moving out. Give us a call to discuss your needs and determine if a Small Claims Court action is the right avenue for you.

#### FEATURED STORIES

Full-Service Landlord Consulting

Small Claims Court

Order Enforcement

Staff Training on TPA Matters

Tribunal Representation

About Harry Fine

The new TPA - Coming Soon

The Implications of PIPEDA on your Business

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## TPA STAFF TRAINING

Staff in some property management companies and buildings are woefully prepared to appear before the Tribunal, but until now, there's been no out of house solution. Landlord Solutions will provide training to staff as individuals or groups, in all the procedures from the initial notice to the hearing and enforcement of the order. Being familiar with the *Tenant Protection Act* and the ins and outs of the hearing process will greatly improve your chances at Tribunal success. Schedule a seminar for your staff today.



## PIPEDA TRAINING

As of January, 2004 the new federal privacy legislation effects all Canadian companies. Like it or not, there are serious consequences if you are not in compliance, and a complaint is made about the manner in which you handle personal information. You and your staff need training in the way you collect, use and disclose personal information in the course of doing business.

In addition to *Tenant Protection Act* training, we can teach your staff the ins and outs of complying with PIPEDA, including doing an analysis of leases, rental agreements and other forms, and creating a privacy policy suited to your company.

## ABOUT HARRY FINE

Harry Fine was appointed to the Ontario Rental Housing Tribunal in 2001. Harry's extensive experience and understanding of what the adjudicator needs to hear, gives his clients the edge. In addition to Tribunal work, Harry will do enforcement of orders in cooperation with the Sheriff's office, as well as debt collection and plaintiff's claims through Small Claims Court.

Harry has expert knowledge of Landlord and Tenant law and administrative law, as well as understanding how the Human Rights Code, the Charter, PIPEDA and other statutes and common law doctrine come into play when arguing at the Ontario Rental Housing Tribunal. Check out some of his most referred to decisions on the web site at <http://landlordsolutions.ca/links.html>. As a successful business owner for 25 years, he understands the landlords' concerns about operations and bottom-line success.

## AT THE TRIBUNAL

Beginning late May of 2005, Harry will be representing landlords at the Tribunal, providing service that puts the customer's interests first.

With competitive rates, full service including Above Guideline applications, and an affiliation with other agents whose work meets our high standards, your needs will be well looked after.

And when the Liberal government introduces their new TPA legislation expected to be introduced in February or March of 2005, we will be conducting a seminar in Toronto for your staff to bring them up to date on the latest changes and how they impact the policies and procedures within your rental buildings. You can sign up on the web site today for the TPA Changes seminar, and you'll receive an early-bird discount of 15%.



**Big landlord, or small...we help them all solve their worst tenant problems**

### Don't Get Burned by PIPEDA

This new federal privacy legislation has implications for all landlords, and the way they deal with personal information in the course of business

**Training keeps building and office staff out of trouble and prepared for the Tribunal**

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