

Tenant Problems? - Landlord Solutions

Volume 1, Issue 2, Spring / Summer 2005



Landlord Solutions Tribunal Service Now Available!



Landlord Solutions is now providing affordable Ontario Rental Housing Tribunal representation in the Toronto area. Harry Fine is recognized as one of the most knowledgeable agents in

Ontario in matters related to the *Tenant Protection Act*. Having spent three years as a member of the Tribunal, Harry knows all the ins and out of getting your Tribunal applications resolved to your satisfaction.

Harry has expert knowledge of all types of Tribunal applications, whether it's a simple arrears matter, or eviction based on a tenant's bad conduct, defense to a tenant's application or an Above Guideline increase. Harry

*Get the edge
only a former
adjudicator
can provide*

stays up to date on all applicable case law, including decisions from the Tribunal, the Divisional Court and the Ontario Court of Appeal.

Harry can be contacted at any time by calling 416-570-6378, by email, or by visiting the Landlord Solutions web site. You can find us on the web at <http://www.LandlordSolutions.ca>, or you can contact Harry by email at harry.fine@LandlordSolutions.ca.

For more information about Harry's experience and reputation in the industry, read the profile on the back of this newsletter.

We look forward to working with your company and looking after all your Tribunal needs for many years to come.

Wiggins Paralegal Affiliation

As of May 1st, 2005, Landlord Solutions and Wiggins Paralegal have entered into an affiliation providing both companies with the support and resources that allow them to better serve their customers.

With this affiliation, Harry Fine and John Wiggins will have the support of the other's organization as a backup to eliminate scheduling problems, for exchange of information and case decisions, and to increase the resources available to better serve their clients.

John Wiggins has been serving landlords at the Tribunal since its inception, and in the Courts before the Tribunal was created. He has a wealth of knowledge and experience in TPA matters, and is experienced in Small Claims Court procedure.

For both Harry and John's clients, if scheduling problems exist with their own hearings, they can be sure that the replacement representation will be of the same high quality, service and integrity.

FEATURED STORIES

Tribunal Representation now available in the GTA

Strategic Affiliation with Wiggins Paralegal provides better service

Above Guideline Increase applications may be a solutions for low rents

Small Claims Court enforcement service provided

Find Out About Harry Fine

TPA Training for your Staff

Landlord Solutions

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TPA Staff Training

Staff in some property management companies and buildings are woefully prepared when appearing before the Tribunal, but until now, the answer has been elusive. 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.



Big landlord, or small...we can help you solve your worst tenancy nightmares.

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.

Why Pay More For Less?

Landlord Solution's rates are in line with what other paralegals charge, while bringing more knowledge, experience and professionalism to the table.

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.

Harry is also fully fluent with the Social Housing Reform Act, and is an experienced trainer in a social housing context!

Harry is currently doing training for several large landlords and two major real estate boards, he has lectured aspiring paralegals in landlord and tenant law, and he appears in several industry print publications regularly. He is also a member of the Federation of Rental Housing Providers of Ontario. As a successful business owner for 25 years, he understands the landlords' concerns about operations and bottom-line results.

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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.

If a tenant owes you a substantial amount of money and is employed, 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.

Above Guideline Apps.

For 2005 the Province has set the annual guideline increase at 1.5%, and who knows what's in store for 2006. A rent increased above the guideline based on capital expenditures incurred, or extraordinary increases in utilities or realty taxes may be a solution for some landlords to bring rents up, particularly in units where they are currently charging less than market rent.

Above Guideline applications are expensive to file and take special expertise to argue. Don't leave these to just any agent. Give Landlord Solutions a call today to discuss the potential of filing this type of Tribunal application.

