

# THE PRACTITIONERS' GUIDE TO RESIDENTIAL LANDLORD-TENANT DISPUTES



Join an expert faculty of lawyers, paralegals and adjudicators as they drill down on the key aspects of residential landlord and tenant law, including:

- Current legislation and case law affecting your practice
- Strategies and best practices for appearing for landlords or tenants
- Negotiating the labyrinth of applications at the Landlord and Tenant Board including evictions, terminations of tenancy, tenant rights and maintenance applications
- Avoiding pitfalls when appearing before the Landlord and Tenant Board
- How to handle evictions: tenant and landlord perspectives
- What to do when the Investigation Enforcement Unit gets involved
- Tips on handling post-decision enforcement, reviews and appeals

Practical tools for success at the Landlord and Tenant Board - for lawyers and paralegals

**What participants said about previous Osgoode programs on Landlord and Tenant law:**

*"EXCELLENT SERIES FOR BOTH PARALEGALS AND LAWYERS ALIKE."*

**Elizabeth Strutt-MacLeod**  
Coordinator, Paralegal and Community & Justice Services,  
St. Clair College

REGISTER NOW AT  
[WWW.OSGOODEPD.CA/LTB](http://WWW.OSGOODEPD.CA/LTB)



## Chair

**Dr. Lilian Ma**  
*former Associate Chair, Landlord and Tenant Board, Social Justice Tribunals Ontario*

## Location

Osgoode Professional Development  
1 Dundas St. W., 26th Floor  
Toronto, ON

## Date and Time

Saturday, April 30, 2016  
9:00 a.m. - 4:30 p.m. EDT  
*Online Replay: June 9, 2016*

Webcast Available



## THE PRACTITIONERS' GUIDE TO RESIDENTIAL LANDLORD-TENANT DISPUTES

Landlord and Tenant Board matters can be complex and may disarm even the most experienced litigator. Understanding how to navigate the process, from initial application to appeal, is critical for legal professionals who act for landlords or tenants.

In this unique full-day program, you will learn about the key components of landlord and tenant law from a faculty of practitioners with years of experience presiding over or litigating residential tenancies issues. Whether you are navigating the maze of applications, trying to decipher the RTA and the available remedies, or assessing whether to appeal a decision, you will benefit from the knowledge, practical tips and strategies which will equip you to effectively advocate for your clients.

*The Practitioners' Guide to Residential Landlord-Tenant Disputes* will be of immediate practical value to all lawyers and paralegals who practice in landlord and tenant law and appear at the Landlord and Tenant Board.

### Chair

**Dr. Lillian Ma**, former Associate Chair, Landlord and Tenant Board, Social Justice Tribunals Ontario

### Faculty

**Louis Bourgon**, former Member, Landlord and Tenant Board, Social Justice Tribunals Ontario

**Cathy Corsetti**, Corsetti Paralegal Professional Corporation & Associates

**Jack Fleming**, Executive Director, North Peel and Dufferin Community Legal Services

**Dave Grech**, Coordinator, Investigation and Enforcement Unit (IEU), Ministry of Municipal Affairs and Housing (Ontario)

**Joe Hoffer**, Cohen Highley LLP

**Doug Levitt**, Horlick Levitt Di Lella LLP

**David Strashin**, Barrister and Solicitor

**REGISTER NOW BY**  
**VISITING [WWW.OSGOODEPD.CA/LTB](http://WWW.OSGOODEPD.CA/LTB)**  
**CALLING 416.597.9724,**  
**EMAILING [OSGOODEPD@OSGOODE.YORKU.CA](mailto:OSGOODEPD@OSGOODE.YORKU.CA)**  
**OR FAXING 416.597.9736**

## WHO SHOULD ATTEND

- Lawyers and Paralegals who appear at the Landlord and Tenant Board



# AGENDA - SATURDAY, APRIL 30, 2016

**8:30**

## **Registration and Continental Breakfast**

**9:00**

## **Introduction and Opening Remarks from the Chair**

DR. LILIAN MA, *former Associate Chair, Landlord and Tenant Board, Social Justice Tribunals Ontario*

**9:05**

## **Working with the Residential Tenancies Act (RTA)**

JOE HOFFER, *Cohen Highley LLP*

In this session, you will get a solid foundation in landlord and tenant law by way of a comprehensive overview of the RTA. Topics include:

- When does the RTA apply? What are the exemptions?
- What is the Landlord & Tenant Board's jurisdiction?
- Statutory terms of tenancy and rent control
- Landlord and Tenant applications under the legislation and the available remedies at the Landlord and Tenant Board
- Effects of eviction orders

**10:15**

## **Refreshment Break**

**10:30**

## **Landlord vs. Tenant: Exploring Both Perspectives**

JACK FLEMING, *Executive Director, North Peel & Dufferin Community Legal Services*

DAVID STRASHIN, *Barrister & Solicitor*

Benefit from knowing both the tenant and landlord perspectives as two experienced practitioners square off on some of the key issues. Topics include:

- Exemptions from the RTA
- Evictions
- Tenant maintenance applications

**12:00**

## **Networking Lunch**

**12:45**

## **Avoiding Pitfalls at the Landlord and Tenant Board**

DR. LILIAN MA, *former Associate Chair, Landlord and Tenant Board, Social Justice Tribunals Ontario*

LOUIS BOURGON, *former Member, Landlord and Tenant Board, Social Justice Tribunals Ontario*

In this session, learn from former adjudicators of the Landlord and Tenant Board as they identify, review and share their insight about the most frequently encountered scenarios at the board.

Topics include:

- Possession
- Notices of Termination (and avoidance of Notices)
- Application of the Board's Rules and Guidelines

**1:45**

## **What Should You Do When the Investigator Comes Knocking? The Investigation Enforcement Unit (IEU)**

DAVE GRECH, *Coordinator, Investigation and Enforcement Unit (IEU), Ministry of Municipal Affairs and Housing (Ontario)*

What kind of offences trigger the IEU's involvement? How does an IEU investigation impact your client? In this session, our expert will explain the IEU's mandate and processes and strategies for dealing with an investigation.

**2:30**

## **Refreshment Break**

**2:45**

## **So Your Client Won (or Lost) - Now What? Costs, Reviews, Appeals and Enforcement**

DOUG LEVITT, *Horlick Levitt Di Lella LLP*

It's not enough to get your clients to the finish line. Often the post-decision issues have the greatest ramifications. This session will address some of the key procedural and advocacy issues including:

- Costs: How to make effective submissions
- Reviews: When can a decision be reviewed? What is a "serious error"?
- Appeals: When can you appeal?
- Appeals vs. Reviews: The main differences and their consequences and knowing which one to elect.
- Enforcement: Steps to take to ensure your order is properly enforced.

**3:45**

## **Ethical and Professionalism Issues at the Landlord and Tenant Board**

DR. LILIAN MA, *former Associate Chair, Landlord and Tenant Board, Social Justice Tribunals Ontario*

CATHY CORSETTI, *Corsetti Paralegal Professional Corporation & Associates*

An interactive discussion about some of the common ethical issues that can arise, including your obligations when dealing with self-represented parties and acting as both advocate and witness in the same proceeding.

**4:30**

## **Program Concludes**

## What participants said about previous Osgoode programs on Landlord and Tenant law:

*"THE MATERIALS PROVIDED HERE AT TODAY'S MODULE ARE AN ENORMOUS STEP ABOVE THE REST OF THE CPD PROGRAMS I HAVE EVER ATTENDED. THANK YOU!"*

**Tracey Gauley, Johnstone & Cowling LLP**

*"IT'S LIKE ON THE JOB TRAINING!"*

**Dureza Recaido, DLR Legal Services**

*"VERY INFORMATIVE. SPEAKERS WERE EXCELLENT. MATERIAL THOROUGH."*

**Georgia Paraskevaidis, Paralegal**



OsgoodePD has been approved as an Accredited Provider of Professionalism Content by the LSUC.

### Eligible CPD/MCLE hours:

LSUC (ON): 7.5 CPD Hours  
(6.5 Substantive, 1.0 Professionalism)

OsgoodePD programs may be eligible for CPD/MCLE credits in other Canadian and NY jurisdictions. To inquire about credit eligibility, please contact [cpd@osgoode.yorku.ca](mailto:cpd@osgoode.yorku.ca).



## REGISTRATION

Please complete all registrant information.

### The Practitioners' Guide to Residential Landlord-Tenant Disputes

I will attend:  On site  Via webcast (single viewer)  
 Online Replay (June 9, 2016)

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Firm/Company: \_\_\_\_\_

Practice Area: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Prov: \_\_\_\_\_ Postal Code: \_\_\_\_\_

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Signature: \_\_\_\_\_ Payment amount: \$ \_\_\_\_\_

### Fee Per Delegate

\$525 plus HST

Fees include attendance, program materials, continental breakfast, lunch and break refreshments. Group discounts are available. Visit [www.osgoodepd.ca/ltb](http://www.osgoodepd.ca/ltb) for details. Please inquire about financial assistance.

### Dates & Times

April 30, 2016  
9:00 a.m. - 4:30 p.m. EDT  
Online Replay: June 9, 2016

### Location

Osgoode Professional Development  
1 Dundas St. W., 26th Floor, Toronto, ON  
Please arrive a half hour early for sign-in and material pick-up.  
Dress is business casual.

### Program Changes

We will make every effort to present the program as advertised, but it may be necessary to change the date, location, speakers or content with little or no notice. In the event of program cancellation, York University's and Osgoode Hall Law School's liability is limited to reimbursement of paid fees.

### Cancellations and Substitutions

Substitution of registrants is permitted at any time. If you are unable to find a substitute, a full refund (less \$75 administration fee) is available if a cancellation request is received in writing 5 days prior to the program date. No other refund is available.



## 4 Convenient Ways to Register

1. **MAIL** your registration form to:  
Osgoode Professional Development  
Downtown Toronto Conference Centre  
1 Dundas St. W., 26th Floor  
Toronto, ON M5G 1Z3
2. **ONLINE** at  
[www.osgoodepd.ca/ltb](http://www.osgoodepd.ca/ltb)
3. **FAX** your registration to 416.597.9736
4. **CALL US** at 416.597.9724