



In Memoriam — David Wellock, Co-Chair

OLLRA has lost a pioneer: Co-Chair Dave Wellock passed away at his home last month after a brief illness.

Dave was a fierce proponent for life lease legislation and dedicated the past 2 years to writing about life lease issues, educating politicians and leading our Government Affairs committee.

Dave's drive to contact every MPP in Ontario in support of life lease legislation was incredibly effective, leading a number of them to meet with us to explore the issues thoroughly.

"It's a marathon, not a sprint," he often said; "We may not see life lease legislation in our lifetimes, but it will come."

He tackled challenges with wisdom and good humour and reassured us when we faced setbacks.

Dave's confidence inspired our leadership team and continues to do so as the baton passes into new hands.

Rest in peace, Dave.

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New Life Lease Bill 71 Passes First Reading



OLLRA members with MPP Racinsky at The Gallery in Georgetown

On November 22nd, Mr. Joseph Racinsky, MPP for Wellington-Halton Hills, publicly announced private member's Bill 71—Life Leases Act, 2025 in Georgetown. The bill is now awaiting 2nd reading when parliament resumes after the current break.

Much of the work on Bill 71 was done by

staff in the Ministry of Municipal Affairs and Housing, who continue to support this Bill. Mr. Racinsky is connected with the Ministry of Red Tape Reduction led by Andrea Khanjin. Minister Khanjin was the originator of Bill 141 in 2023, and her commitment to life lease legislation is evident. She emailed several OLLRA members asking that we support Mr. Racinsky's petition to MPPs in favour of the new bill.

Bill 71 contains a number of important elements on OLLRA's "wish list" and we do support it as a good first step.

For full details, see the article on page 3 and our 'wish list' on page 5.

Are Your Property Taxes Based on a Reasonable Assessment?

By Geri Millin, St. Elizabeth's Village, Hamilton

Editor's Note: Geri (Chiarot) Millin retired from MPAC in 2010 as an assessor. She held an Institute of Municipal Assessors designation and has a certificate in mass appraisal from the University of British Columbia.

Many folks in life lease communities are unaware of the municipal taxes they pay as these are often included in their monthly maintenance fee. You may ask yourself, "Are the taxes on my life lease unit reasonable compared to the taxes I was paying on my home?" If the answer is "no" and you want to challenge that assessment, you're in for an interesting ride.

Can you appeal your property tax rate?

Your property taxes are based on the 2016 market value assessment placed on your property by the Municipal Property Assessment Corporation (MPAC), but unlike a condominium property that shows a value for each unit on the assessment roll, in life lease housing, only a total value of all units appears. This makes it difficult to compare your unit's market value with similar properties in your vicinity.

A change in the base year used for assessment is supposed to happen every four years to keep values current and highlight shifts in neighbourhood property values. But this process is a political hot potato and the current government doesn't want to rock the boat. As a result, we may have these 2016 market values for some time to come.

Another issue: do you have the right to appeal? Only the property owner has the right to file a "Request for Reconsideration" with MPAC. You may find that your lease gives this right to the owner of the development.

As an individual unit holder, your only other recourse is a third-party appeal to the Assessment Review Board. This is the right of any person on any property, but you must notify the owner of your filing. A negotiation will happen with MPAC before a hearing with the board. The time frame for such an appeal is January 1st to March 31st in each year for that tax year.

Is there a downside?

Appeal results are not retroactive. There are other important issues to cover in considering an appeal. Some folks will have a negative view on getting involved with an appeal. One comment often heard is "They might increase our Assessment!" This almost never occurs on residential property. There is strength in numbers: the more unit holders who participate in this endeavor, the better. The property owner may wish to hire an appraiser to represent those who want to appeal. This cost can be a large burden that will then be put on the unit holders. For a sizeable property, this can cost \$350 per hour (ballpark) and to quote an appraiser, "this can add up fast".

How to get started...

You can calculate your approximate 2016 market value as follows:

Total current yearly taxes ÷ current mill rate =
2016 market value or: \$7500 ÷ .01497 =
501,000

There is a mountain of data available on real estate websites. In some cases, the sales data for condominiums might include the 2016 market value as it appears on the Assessment Roll kept by your municipality. You can view the Assessment Roll at your local tax office or in some cases, it may be found online.

Discussion of Bill 71, Life Leases Act, 2025

By Gerry Meade, Chair, Government Relations Committee

During the development of Bill 71, OLLRA provided the provincial government with a list of items we felt should be addressed in any new bill. Our life lease act 'Wish List' is included with this issue of OLLRA News.

It was no surprise that we did not get all that we had hoped for. We did get many items and others may be possible in the regulations which will be developed once the act is passed into law. Legislation is normally developed to give the government considerable latitude in developing regulations so that the Act does not have to be amended to deal with changing concerns. Regulations are easier to change.

Bill 71 addresses the need for transparency and for the sponsor to provide accurate and true information. It provides for significant fines for providing false information and for contravening the Regulations. While the issue of what we own versus what the sponsor owns is not explicitly discussed, Bill 71 provides definitions which give clarity on some matters. Life lease unit holders will have access to Board minutes and other financial information regarding the operation of our communities. We will also have the right to make submissions to the Boards but not to sit on the Boards or to have a vote.

The Act gives the government the authority to make regulations governing the financial management of the life lease community. The issue of reserve funds is specifically mentioned and we hope to have some influence in what is included. Also included are the

transferring of our rights to our estates and the bill being retroactive to existing communities.

The details of the regulations developed after Bill 71 is passed will be crucial. The wording of the bill is broad enough that we hope to get clauses included that will provide for deposit protection, insurance requirements, exemptions for smaller life lease communities from some requirements and a dispute resolution mechanism.

In the new year we will be meeting with MPP Racinsky to share these concerns in greater detail and discuss how we proceed with Bill 71. We expect the second reading to occur once the legislative assembly reconvenes, with the Bill proceeding to committee shortly afterwards. There should be a time for us to present our concerns to the committee for further discussion and revision of Bill 71. Other interveners will have the same opportunity.

This is a long process which will require us to remain actively involved if we wish to get the best legislation possible.

"...It was no surprise that we did not get all that we had hoped for. We did get many items and others may be possible ..."



Gerry Meade Introduces MPP Racinsky

**Ontario Life Lease
Residents'
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Consumer Guidance for Life Lease Insurance

By Mabel Hui, Chair, OLLRA Ad Hoc Insurance Committee

Since our last update in the September newsletter, OLLRA's Insurance Committee has continued its work with both the Financial Services Regulatory Authority of Ontario (FSRA) and the Insurance Bureau of Canada (IBC). We are pleased to report a positive outcome.

IBC Publishes Life Lease Insurance Information

Following several rounds of communication, IBC has agreed to publish a consumer guidance document titled "[Buying Insurance for a Life Lease Property](#)" on its website. The same information has been widely shared across IBC's network — including brokers, agents, and via social media channels.

This resource helps residents understand what questions to ask when purchasing insurance, while also assisting insurers and brokers in gaining a clearer understanding of a housing model that has long been unfamiliar to many in the industry.

A Significant Step within the Current Framework

Manitoba, Saskatchewan, and Alberta all have life lease legislation, but Ontario — a major hub for life lease communities in Canada — has none. This lack of legal definition makes it difficult for insurers to classify risks and develop dedicated insurance products for our sector.

Given this constraint, having 'Life Lease Insurance guidance' publicly available on the IBC website — accessible to both life lease holders and insurers — represents a meaningful and practical achievement at this stage.

Looking Ahead: Bill 71, Life Leases Act

With Bill 71 now tabled in the Ontario Legislature, passing the legislation will formally recognize life lease housing in the province.

This would, in turn, create a basis for the development and availability of insurance products tailored to the needs of Life Lease residents.

Disclaimer

The content in this newsletter is general in nature and is for information purposes only. The information is provided by non-experts on a best effort basis. It should not be considered expert advice, and as such, it is recommended that you seek legal advice

LIFE LEASE ACT WISH LIST

Over the past few months, the Ontario Life Lease Residents Association has been in contact with the government of Ontario to lobby them to introduce new life lease legislation this fall. The previous legislation, Bill 141, died on the order table when the provincial election was called. Although Bill 141 was a good start we thought that any new legislation should address many more concerns.

These concerns include, but are not limited to:

- **A clear statement describing what the Life Lease Holders own and what the Sponsors own.**
- **Consumer protection.** Deposits for new projects must be held in trust and returned to the consumer if the project does not proceed. Consumers should have a cooling off period (both for new projects and purchasing re-sales) and the sponsor must provide accurate transparent information.
- **Boards of directors.** Each project should have a separate corporation with a board of directors (separate from other parts of a campus) and LL Holders should be represented on the boards. LL Holders should be able to make presentations to the boards and information from the boards (other than personnel information) should be shared with LL Holders.
- **Dispute resolution.** The legislation must provide a mechanism for LL Holders to resolve disputes with sponsors without going to the courts. Fines should be established for sponsors who defy the rules and the legislation must ensure that those fines are not paid from LL Holder payments.
- **Life Lease Project Insolvency or Termination.** The LL Holder's financial investment must be protected. Sponsors should not be able to sell projects to private organizations without the approval of a majority of the LL Holders. LL Holders should be given the opportunity to take over the project.
- **Insurance.** Legislation should describe the nature and amount of insurance that both the sponsor and the LL Holders must have.
- **Transparency of Boards and Finances.** Board minutes must be made available to LL Holders once approved. LL Holders must be informed about any major expenses. Any legislation should describe the rules regarding reserve funds especially the timing of studies and need for funds to be held in a trust account and only used for the intended purpose.
- **Project operations.** LL Holders must be allowed to form residents committees and make submissions to the boards. LL Holders must have input into the project operations. LL Holders cannot be evicted without a hearing with an independent arbitrator. LL Holders must be allowed to sell their holding and receive any money in a reasonable time. Sponsors should not be allowed to make significant changes to any adjacent property without the input of the LL Holders.
- **Additional considerations.** LL Holders must be voting members of the corporations. Sponsors must register projects with the government. Legislation be retroactive to capture existing projects.

Government Contact:

The following is a summary of our government contact up to November 1, 2025.

- Letters or e-mails sent to 94 MPPs
- In person meetings or phone calls held with 15 MPPs. 25 MPPs responded with emails, including some acknowledging the need for the legislation and indicating support.