

OLLRA News

Volume 3 Issue 1

March 2026



Bill 71 Will Not Proceed to Second Reading

On March 17th, I learned from OLLRA members in Meaford that Bill 71 would not be presented for second reading. To quote from the letter from their MPP Paul Vickers:

“MPP Racinsky, as the mover of the Bill, informed me that he intends to not proceed with this legislation. Should similar legislation come forward in the future, I will be sure to keep your comments in mind during debates.”

MPP Racinsky confirmed he will not be bringing the bill forward. Was I disappointed? Hugely. Surprised? Not really.

Last summer we were warned (off the record) that many Conservative MPPs and the retirement homes industry are anti-regulation and not in favour of a life lease act. On November 20th, 2025 I received an email from MPP Andrea

Khanjin, Ontario’s Minister of Red Tape Reduction. It was a personal appeal for support of Bill 71 by petition. Her petition read as follows:

“To support and pass the Life Leases Act, 2025, to create a fair and transparent legislative framework that protects Ontarians in life lease communities and strengthens trust and accountability in housing arrangements across the province.”

Many thanks to the many OLLRA members who got the petition signed and made their MPPs aware of how important Bill 71 was to them.

As for OLLRA’s leadership — it’s time for another Plan B: to figure out how to overcome resistance to protecting life lease consumers.

— Lois Marsh-Duggan, Editor

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Be Prepared for a LONG Wait for Life Lease Regulation in Ontario

Saskatchewan’s life lease act was passed in 2021 and formally assented to in the spring of 2022. It’s still not in force 5 years later because the regulations needed to enforce it are still in development. It’s discouraging to think how long the process for Ontario’s own life lease legislation may take even if we are successful in getting parliament to pass a bill.

Saskatchewan’s Act *“creates a framework of minimum requirements for life leases for the benefit of both lease holders and lease operators by balancing consumer protection considerations for lease holders with the flexibility to encourage financial viability for lease operators and continued innovation in housing development.”*

Good intentions, yes. Action? We’ll see.

Media and Public Relations Committee

By Lois Marsh-Duggan

The first meeting of OLLRA's new Media and Public Relations Committee took place recently. Our goals are to promote the life lease legislation movement in Ontario and try to reverse any existing resistance to legislation.

Goals and Scope

We expanded our scope to include working with other life lease advocates across Canada. By doing so, we might convince the Federal government to fund new studies by the Canada Mortgage and Housing Corporation (CMHC). If we can get more accurate (higher) numbers on how many voters are affected, politicians may be more likely to listen. This should also help with getting national media coverage.

Initial Plan of Action

We discussed how to support OLLRA's Government Affairs Committee in traditional ways through press releases or press conferences, but given the high costs, decided to reserve this for later in the legislation life cycle.

We discussed the importance of researching and leveraging other government and advocacy organizations such as the Ministry of Seniors and Accessibility and the Ministry of Consumer Affairs, although in the past, both have refused to engage with us on life lease, referring us to the Ministry of Housing.

We will also reach out to the original advocates for updating of the Ontario Condominium Act; rather than reinvent the wheel, we hope to get their advice on how best to promote our cause.

Another area we will examine is regulatory bodies such as those that oversee long term

care and retirement homes to see if any of their regulations might apply to issues we see in life lease such as bullying and intimidation. Another option is the Law Commission of Ontario which works to

Engaging with the Opposition

We agreed that we need to engage with those who are resistant to life lease legislation. This includes some small communities with concerns they'll be forced to spend too much money on financial reporting; life lease developers; and retirement home operators that also have life lease projects under their management.

We want to find out what concerns these groups have about legislation and, if possible, come up with a compromise position. For instance, Bill 71's wording says regulations "may" apply to existing life lease corporations. This is worrisome given that some of the most serious resident concerns come from older communities with big bills coming due for new roofs and elevators.

Legislation should achieve financial protection for buyers/sellers and residents, but also enable existing communities to comply with regulations in a reasonable timeframe.

I'm excited to be working with our committee members from Niagara, Georgetown, Unionville and elsewhere to represent our members across Ontario in this important work.

— Lois Marsh-Duggan, Committee Chair

Ontario Life Lease Residents' Association, Inc. (OLLRA)

For more information, see the Resources page at ollra.ca

Inquiries: info@ollra.ca

Canada Post Mailing Address:

OLLRA
PO Box 20015
ST CATHARINES RPO
GRANTHAM
ONTARIO L2M 7W7

Newsletter Editor:
Lois Marsh-Duggan

Reading List

Want to learn what's been said about Life Leases in the past? Read on...

[Alternate Tenure Arrangements—CMHC 2000](#)

[CMHC Report on Life Lease Housing 2003](#)

[An Examination of Life Lease Housing Issues—CMHC 2007:](#)

[The Magic of Life Lease—Kate Mancer \(available through the Author\)](#)

[Possible Valuation Issues with Life Lease Housing - Appraisal Institute of Canada \(2010\)](#)

'Security' Cameras in Life Lease Buildings?

An OLLRA member recently reported that the sponsor of her mother's life lease building installed security cameras in the hallways and lobby.

While it is legal to install these in common areas, it is controversial to do so throughout the building's common spaces.

Reportedly, all board members could access the camera feed and were overheard discussing which residents were meeting with whom. This is deeply concerning to us at

OLLRA, as it could easily be used to intimidate seniors in a life lease community. We know that 'unintentional' bullying is common in some types of seniors' housing.

Has anyone heard of this happening in other life lease communities? If so, please let us know at info@ollra.ca.

Join us! Become an OLLRA Member Today

General membership is open to anyone. **Voting** (Core) members are appointed or elected and must be life lease residents.

To join, contact us by email at info@ollra.ca or complete and mail our application form available on the Contact page of our website. Click here: [Application Form](#). The cost is \$15 per person per year.

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