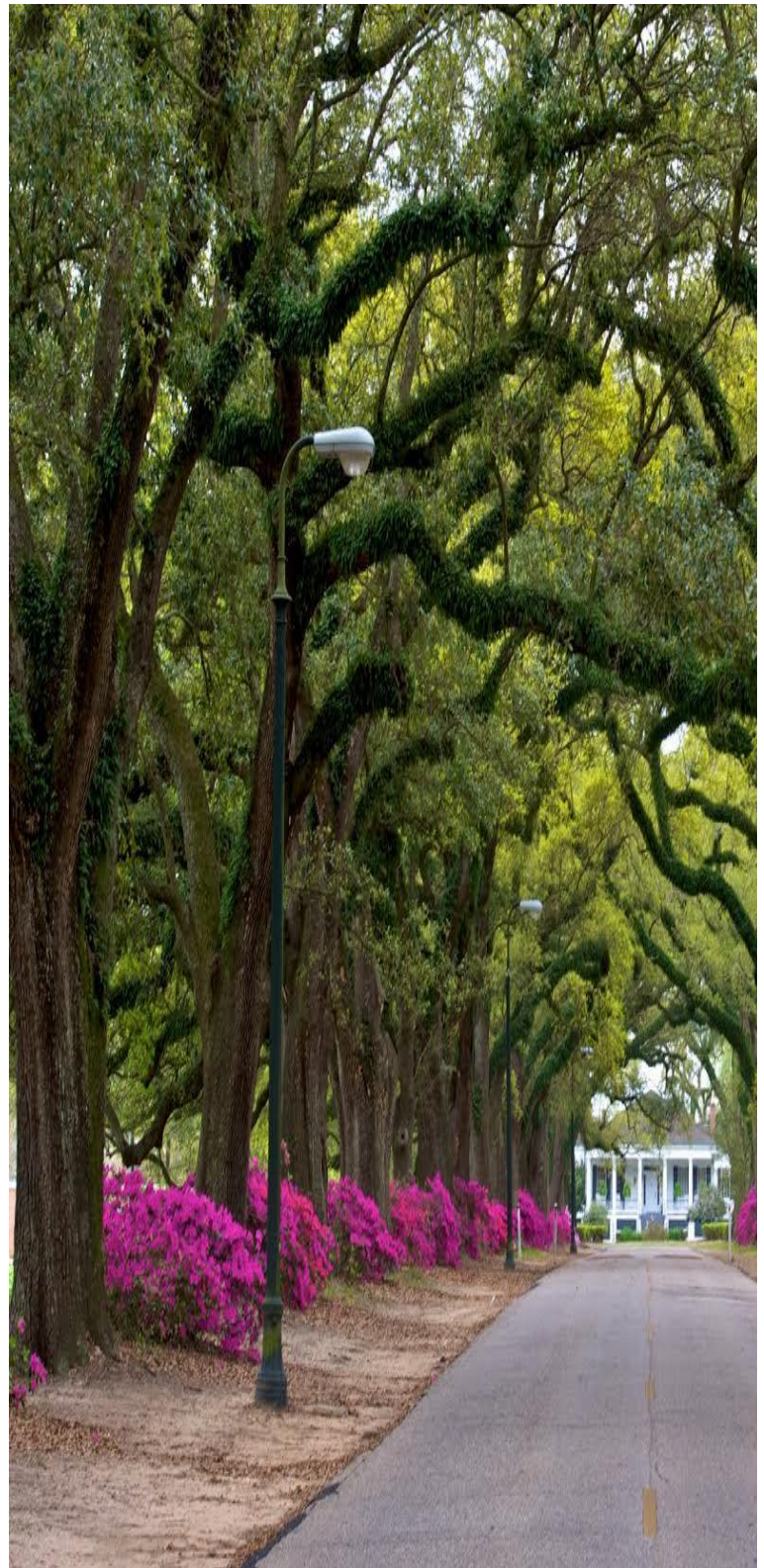


THE PROPERTY STANDARD

SPRING 2020 NEWSLETTER

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PRESIDENT'S MESSAGE



PRESIDENT PHILIP CASSATA

I would like to take this opportunity to wish all the OAPSO members and Directors a Happy New Year!

I have been meeting with some of our directors to go over their portfolio status and preparing for the 2020 ATS. It appears everything is on schedule and I am excited and looking forward to this years ATS.

I have been busy representing OAPSO at the OMMI, Prosecutors Association, AMCTO, and with our newest working affiliate Rentsafe. Being part of Rentsafe will provide the opportunity for individuals and municipalities to recognize the need for safe housing, and provide an educational platform for residents, tenants, property owners and enforcement agencies to utilize the expertise of OAPSO.

Your Board Members are hard at working preparing and finalizing the details for the 2020 ATS. As is the case every year, OAPSO is limited to the quantity of participants due the facilities restrictions put in place.

Part 1 reached capacity within 2 weeks of being posted! We have had to increase the Part 1 class size to accommodate the high demand. Part 2 is also full and part 3 is already at half capacity so remember to register ASAP!

We are committed to provide the best possible experience to our participants this year through our education, training platforms, networking and events planned throughout the year. The fact that our Annual Training Session reaches capacity every year is an indicator that Property Standards Training and the C.P.S.O designation is a high priority for employers and is held in high regard within the profession.

I look forward to seeing many familiar faces return to continue with their training and ongoing achievement of their C.P.S.O designation and having the opportunity to meet our newest members.

Sincerely,

Philip Cassata, B.A.A. (Hons), C.M.M. III Executive, C.P.S.O



Legislation update

As of this date 170 Current Bills have been brought before the Legislative Assembly – Of these 170 Bills the following may have an effect on P.S.O.'s in the process of performing their duties:

- . Home Warranties to Protect Families Act, 2019 – 1st Reading
- . Great Lakes Protection Amendment Act 2019 – 1st Reading
- . Ontario Climate Crisis Strategy for the Public Sector Act 2019 – 1st Reading
- . Rent Control Act, 2019 - 1st Reading
- . Public Safety related to Dogs Statute Law Amendment Act - 2nd Reading/Referred to Standing Committee
- . Plan to Build Ontario Together Act, 2019 - Royal Assent
- . Provincial Animal Welfare Services Act, 2019 – 1st Reading
- . Reserved Parking for Electric Vehicle Charging Act, 2019 Royal Assent
- . Occupiers Liability Amendment Act 2019 - 2nd Reading/Referred to Standing Committee
- . St. James Town Act (Residential Tenancies Accommodation) 2019 - 1st Reading
- . Archives and Record Keeping Amendment, 2019 - 1st Reading

Other Proposed Bills of Interest

- . Legislative Assembly Amendment Act, 2019 - 1st Reading
- . Protecting Vulnerable Persons in Supportive Living Accommodation Act 2019 - 1st Reading
- . Public Accountability and Lobbyist Transparency Act 2019 - 1st Reading
- . Defibrillator Training and Access Act 2019 - 2nd Reading/Referred to Standing Committee
- . Combatting Litter for the Environment and Nature Act, 2019 - 1st Reading
- . Ontario Food Terminal Protection Act, 2019 – 1st Reading

. Municipal Representation and Restructuring Protection Act, 2019 - 1st Reading

. Planning Amendment Act, 2019 - 2nd Reading/ Referred to Standing Committee

As noted in the May 29, 2019 Legislation Report the Protecting What Matters Most Act, 2019 would require adjudicative tribunals prescribed by regulations made under the Act to make their adjudicative records available to the public has received Royal Assent and does include all records of Property Standards Appeal Committees.

Also, of note is the Sunshine Protection Act, 2019 which proposes to change Daylight Savings Times to Standard Time permanently therefore as of March 8th this year you will lose an hours sleep that you may never get back. This Bill has received 1st reading.



Stages of Training

OAPSO's Multi-Stage Training Course

The OAPSO Certification Training Program consists of three one week courses, Part One (Basic), Part Two (Intermediate), and Part Three (Advanced) which are offered annually at the Annual Training Session and Conference.

Each course consists of three classroom components: an investigation component, a legal component, and a construction component.

Part One (Basic) Course Overview

Investigation: Provides instruction in basic investigation techniques, evidence gathering, note taking, and preparation for an appeal before a Property Standards Appeals Committee.

Legal: Addresses the Canadian legal system from the British North American Acts and the Baldwin Act right up to the current Building Code Act.

Construction: Follows the construction of a single family dwelling unit, as referenced in the Ontario Building Code Part 9 from footings to chimney.

Part Two (Intermediate) Course Overview

Investigation: Centers around the process of an Emergency Order under Section 15.7 of the Building Code Act, and Orders for expert examination under Section 15.8 of the Building Code Act, as well as preparation for trial.

Legal: Examines the court justice system, including the physical layout of a courtroom, the roles of the different judicial officers, how to prepare for court, how to give evidence and court decorum.

Construction: Looks at services including electrical, plumbing and H.V.A.C.

Part Three (Advanced) Course Overview

Investigation: Centers around the process of a search warrant conducted under the provisions of the Building Code Act.

Legal: Examines current and relevant case laws and how they affect our processes.

Construction: Looks at poured concrete construction, and the building envelope.

****Please note:** it is recommended to take the course in sequence so you can have the full benefit of the content presented and a comprehensive understanding of the course material.



INSTRUCTORS WANTED!!

OAPSO is currently recruiting instructors for its legal and investigation and construction components.

The Education and Training Committee is seeking motivated and dedicated individuals to become new instructors.

If you:

- Have a thorough knowledge and enthusiasm for your subject**
- Understand the mission statement of OAPSO and believe in delivering a consistent message**
- Are current in your field and are able to update training materials to keep topics relevant**

We may have the perfect opportunity for you! Make a difference, by Joining our knowledgeable experienced instructors, and be part of shaping and guiding the next generation of Property Standards Officers.

Are you ready to put your teaching skills to use? If so, we have an eager audience waiting to benefit from your knowledge and experience!

This is a volunteer position. Expenses involving mileage, food and accommodations are reimbursed by OAPSO upon approval by the General Secretary.

The requirements are as follows:

- Consistency of message – Instructors that understand the mission statement of OAPSO
- Current in their field- Updating material to keep topics current and relevant
- Commitment - Attend the ATS, Dedicated training as needed, education meetings and travelling across Ontario as required.
- Excellent Communication, Interpersonal and Presentation skills.
- Thorough knowledge and understanding of their topic of instruction and enthusiasm for the subject
- Experience in a classroom environment preferable
- Ability to take feedback and constructive criticism
- C.P.S.O designation is recommended
- 5-10 years experience in property standards enforcement
- Written approval/support by employer authorizing their participation as an instructor

any inquiries can be made to Allison Henshall education chair at education@oapso.ca



2020 Annual Training Session

The planning of the 2020 Annual Training Session and Conference is well underway. This year OAPSO will be travelling London, Ontario where will be staying and training at Fanshawe College. It has been quite some time since OAPSO visited London Ontario, but we can assure you that we are making it a week sure to remember.



As always, space is limited, with 35 spots available for Part 1, 2 and 3 and 40 spots available for Part 4. OAPSO thrives to ensure that each of our members gets the most out of their training, so we provide smaller class sizes, allowing for more interaction between instructor and students.

Because of the limited space, it is recommended that you get your applications in as soon as possible. The closing date for the ATS is April 15, 2020. Applications will be available January 2020, so please ensure that you visit www.oapso.ca, the OAPSO Facebook page, or read the Property Standard to find out more about how to apply.



Some of the activities you can look forward to are the Sunday night welcoming BBQ being put on by the Fanshawe College Staff, the Annual William Smith Charitable Raffle with all monies raised going to the Torch Run Ontario for Special Olympics Ontario, the Monday night networking venue, being hosted at The Factory and of course the Annual General Meeting and Presidents dinner running through Wednesday afternoon till the evening.

The OAPSO Board is working diligently to ensure that you are once again provided with the best service and training our Association can provide. We look forward to seeing those that will be returning as well as those that are making the leap into Municipal Enforcement and Property Standards.

For further information on the up and coming 2020 ATS, please contact Kristen Bickers at 519-831-0047 or vicepresident@oapso.ca.

RENTSAFE

Municipalities and Public Health Working Together to Improve Local Housing Conditions

A regular job role for many readers of this newsletter is responding to complaints about substandard housing conditions and in that role many of you probably encounter significant challenges in resolving these complaints. Perhaps you wonder too if there is a better way to tackle these challenges – one that embraces a collaborative, preventive approach.

If so, you are not alone! In a recent survey conducted by *RentSafe*¹, municipal bylaw enforcement and property standards officers described the kinds of conditions they encounter, the methods used to address them, the challenges faced in successful resolution, and the ways the system could be improved.

The full report of the survey results can be viewed at the link below. However, they indicate generally that a majority of municipal property standards and bylaw enforcement officers/managers agree that

1. Substandard housing conditions have negative impacts on the health of individuals living in them and vulnerable people, including children, are disproportionately affected by these conditions.
2. Municipalities have a role in addressing substandard housing conditions but they are often hampered in this role by factors that include inadequate enforcement tools, uncertainty about the role other local agencies play in complaint response/resolution, scarce resources, and competing priorities.
3. Increased understanding of and collaboration with other agencies/organizations involved in substandard housing issues could enhance overall response effectiveness.

These perceptions to a large degree mirror those found by a similar survey of public health unit (PHU) personnel conducted in 2015. PHUs are mandated by provincial legislation to investigate and, where relevant, mitigate any condition that could pose a *health hazard*. Often these conditions involve housing and often public health inspectors reported encountering the same resolution challenges faced by their municipal counterparts. They too also however recognized the potential benefits of collaborative action.

As a result of this joint recognition, the MLEOA, OAPSO, various public health organizations and *RentSafe* have come together to form a provincial working group that (to quote the Group's draft Terms of Reference) seeks *to establish and enhance collaboration between municipalities and PHUs in order to improve local response to reports of substandard conditions and to reduce the existence of such conditions*. The Group's first meeting will be held in February at which time initiatives in support of these goals will be considered.

Stay tuned!

For further information about the survey or the provincial working group, please contact [?] at

Link to survey: https://rentsafecanada.files.wordpress.com/2020/01/rentsafe-municipal-officers-survey-report_final.pdf

Link to *RentSafe*: [Rentsafe.ca](https://rentsafe.ca)

¹ [RentSafe](https://rentsafe.ca) is a collaborative initiative led by the Canadian Partnership for Children's Health and Environment (CPCHE). *RentSafe* seeks to address indoor environmental health risks affecting low income tenants in Ontario by building awareness and capacity across sectors to better respond to such concerns.



Ontario introduces new animal welfare legislation

THE MINISTRY OF THE SOLICITOR GENERAL ANNOUNCED A NEW MODEL FOR THE PROTECTION OF ANIMALS IN ONTARIO. THE PROVINCIAL ANIMAL WELFARE SERVICES (PAWS) ACT

The new model would improve animal welfare by:

- Introducing new offences to combat activities such as dog fighting;
- Giving inspectors necessary powers to help animals in distress and to hold owners accountable;
- Giving government the ability to empower others, beyond inspectors, to take action when an animal is in imminent risk of serious injury or death when a pet is left in a hot car;
- Significantly increasing penalties for serious, repeat and corporate offenders. These new penalties would be the strongest in Canada;
- Improving oversight and ensuring increased transparency and accountability, including establishing a one-window complaints mechanism for the public; and
- Establishing a multi-disciplinary advisory table made up of a wide range of experts, including veterinarians, agriculture representatives, academics, animal advocates and others to provide ongoing

advice to the ministry to improve animal welfare.

As of January 1, 2020, the **Provincial Animal Welfare Services (PAWS) Act** has replaced the **Ontario Society for the Prevention of Cruelty to Animals (OSPCA) Act**. Transitional regulations are in place, such as carrying over the previous standards of care and administrative standards, to ensure animals are protected while long-term regulations are developed through consultation.

Basic **standards of care** that apply to all animals covered under the act include requirements for:

- adequate and appropriate food, water, medical attention and care
- ventilation, light and protection from the elements, including harmful temperatures
- sanitary conditions and space to enable natural movement and exercise
- pens or enclosed structures
- humane euthanasia to minimize pain and distress to animals
- transportation in a manner that ensures an animal's physical safety and general welfare

There are some exceptions to the above-listed offences related to causing distress and complying with standards of care, including hunting wildlife. A [full list of exemptions](#) can be found in the PAWS Act and its regulations.

Ontario also has [additional standards of care for animals](#) in unique circumstances like dogs that live outdoors and marine mammals such as cetaceans (whales, dolphins, porpoises), pinnipeds (walruses, sea lions) and sea otters.

Committing an offence under the PAWS Act can result in sentences that may include up to two years in jail, fines of up to \$130,000 against an individual on a first offence, or up to \$500,000 against a corporation on a first offence, and a lifetime ban on animal ownership, as well as other penalties.

The goal is to ensure that Ontario's animals are always protected and treated a humane manner.

ANIMAL CARE REVIEW BOARD

The [Animal Care Review Board](#) hears appeals from individuals whose animals have been removed under the PAWS Act, those who have been issued orders by an inspector, or those who have been served with a statement of account to cover the costs of food, veterinary care or sheltering for an animal that has been removed by the inspector.

Our provincial animal welfare inspectors are directly accountable to the Chief Animal Welfare

inspector, A specialized team of 100 provincial inspectors would enforce animal cruelty laws in Ontario under new legislation, who is in turn accountable to the Solicitor General.

World Animal Protection commends the Ontario government and the Solicitor General's office for prioritizing the protection of animals. We are encouraged that the Government recognizes the importance of improving protection of animals and has listened to some of the feedback provided by people and organizations that deal with animal welfare every single day. We agree that the responsibilities for the protection of animals is a provincial matter and should not be left to individual municipalities.

2020 OAPSO MEMBERSHIP APPLICATION

MEMBERSHIP TYPE:

Individual- Municipality- _____
Full Membership - \$78.00 Individual Member (1 vote)

Associate- Associate Membership - \$31.00 Individual Member (no vote)

Venerable- Venerable Membership- \$31.00 Individual Member (1 vote)

Corporate- Municipality- _____

• **Population** _____ Fees are listed in the chart below based on population

POPULATION	ANNUAL FEE	VOTING DELEGATES
Less than 15,000	\$78.00	1 vote
15,001 to 50,000	\$144.00	2 votes
Over 50,000 population	\$144.00 plus \$78.00 for every 50,000 in population (or portion thereof)	1 vote for every 50,000 population (or portion thereof)

IMPORTANT: In order to ensure the accuracy of our records for Membership, please provide an *updated* list of all individuals in your municipality who are involved in property standards enforcement and wish to be included in the corporate membership, as well as their positions within the municipality and their email address.

• **Number of Members for this Corporate Membership** _____

MAIN CONTACT PERSON: (e.g. Manager of Property Standards or By-law Enforcement)

Last First Initial

EMAIL: _____

JOB TITLE: _____

MAILING ADDRESS: _____

BUSINESS PHONE: _____

Please note that voting at the Annual General Meeting is restricted to paid members only.

Please return this form and the staff list with your payment, made payable to:

Ontario Association of Property Standards Officers Inc.

C/O Jennifer Therkelsen, Director, Membership
735 Industrial Avenue 2nd floor, Ottawa, ON K1G 5J1

Email: membership@oapso.ca

Important Information to Applicants

The Ontario Association of Property Standards Officers is the only organization within the Province of Ontario authorized by the Provincial Government to Certify Property Standards Officers.

This is achieved by successful completion of three components:

1. Completing successfully the three OAPSO certification training programs, (Parts 1, 2, & 3),
2. Presenting proof to the OAPSO Certification Chair of two years' experience in the enforcement of a Property Standards By-law
3. Submitting the applicable Certification Fee

The certification program is offered yearly at our annual conference and training sessions. Each certification course consists of one week of classroom instruction along with practical exercises and a final examination. As we are a Provincial Association, the venue for the annual conference and training seminar changes every year.

Accommodation is predominately in a college/university residence setting. The accommodation usually consists of two or more private bedrooms, with a shared bathroom and kitchen area. Each delegate will therefore have their own private room.

As a result of being hosted at different locations each year, the Association, its delegates and guests are required to abide by the rules of the institution.

CODE OF CONDUCT

The *Members* of the ONTARIO ASSOCIATION OF PROPERTY STANDARDS OFFICERS (OAPSO) accept this Code as a desirable method of achieving increased professional status for the *Association*. This Code is based on principles that the *Members* accept as necessary for maintaining high standards of behavior to which the membership adheres. This Code will be applied, under stated guidelines, to ensure the protection of the rights of any *member* of the *Association* and other individuals attending or participating in Association sanctioned activities or events and those authorized to use the designation C.P.S.O. or C.P.S.O.(A), whose conduct allegedly violates said Code.

- (a) No Member of the Association shall conduct themselves in a manner as to bring discredit and/or embarrassment to themselves or any other Member or the Association. This shall include violations of any code of conduct for any facility being used by the Association and includes, but is not limited to, the commission of a criminal offence.
- (b) No *Member* of the *Association* shall commit any offence or serious misconduct pertaining to property and/or funds of any branch of their employer.
- (c) No *Member* of the *Association* shall be guilty of serious and improper action in the performance of his or her duties that may bring discredit and/or embarrassment to other *Members*.
- (d) No *Member* shall participate directly in any political activity, which would impair the *Member's* impartiality in the performance of his or her respective duties.
- (e) No *Member* shall disclose to others or use to further his or her personal interest, confidential information acquired in the course of his or her official duties.
- (f) No *Member* shall hold an investment directly or indirectly in any commercial enterprise or engage in any private transaction, which creates a conflict with his or her official duties.
- (g) No *Member* shall engage in, solicit, negotiate for or promise to accept private employment or render his or her services for private interests or conduct a private business when such employment, service or business when such employment, service or business creates a conflict with or impairs proper discharge of his or her official duties.

By signing this application the applicant agrees to observe the rules of the host institution and to conduct themselves in a professional manner at all times. Any reported or observed behavior that could bring an employer or the Association into disrepute may result in a written report being forwarded to the employer of the applicant, or the applicant may be requested to return home, with no refund or opportunity to take the course examination.

Print Name

Signature

Date



ONTARIO ASSOCIATION OF PROPERTY STANDARDS OFFICERS

CODE OF ETHICS

A Property Standards Officer owes certain duties to the public, to his employers, to other members of his profession, and to himself and shall act at all times with:

- a) Fairness and loyalty to his associates, employers, and the public
- b) Fidelity to public needs
- c) Devotion to high ideals of personal honour and professional integrity.

A PROPERTY STANDARDS OFFICER SHALL:

- a) Regard his duty to public welfare as paramount.
- b) Endeavour at all times to enhance the public regard for his profession and his Municipality, by extending the public image thereof.
- c) Not give opinions or make statements on matters relating to property maintenance unless he clearly discloses on whose behalf he is giving the opinion or making these statements.
- d) Not express publicly or while he is serving as a witness before a court, commission or other tribunal, opinions on property maintenance matters that are not founded on adequate knowledge or honest conviction.
- e) Make effective provisions for safety of life and health of a person who may be affected by work for which he has ordered and at all times shall act to correct or report any situation which he feels may endanger the safety or the welfare of the public.
- f) Make effective provision for meeting lawful standards, rules or regulations relating to environmental control and protection, in connection with any work he has ordered.

A PROPERTY STANDARDS OFFICER FOR HIS EMPLOYER SHALL:

- a) act as a faithful agent or trustee and shall regard as confidential, any information obtained by him as to the business affairs, methods or processes of his employer and avoid or disclose any conflict of interest which might influence his actions or judgment.
- b) Present clearly to his employers, the consequences to be expected from any deviation proposed in the administration of his duties and responsibilities as designated by statutes, where he is responsible for the technical adequacy of professional work.
- c) Have no interest, direct or indirect, in any materials, supplies of equipment used by his employer or in any person or firms receiving contracts from his employer unless he informs his employer in advance of the nature of the interest.
- d) Discloses immediately, any interest, direct or indirect which might in any way be construed as prejudicial to his professional judgment.
- e) Carry out his work in accordance with applicable statutes, regulations, codes and by-laws.
- f) Co-operate as necessary in working with other professionals as may be engaged on a project.

A PROPERTY STANDARDS OFFICER SHALL:

- a) Maintain the honour and integrity of his profession and without fear or favour expose before the proper tribunals' unprofessional or dishonest conduct by any other member of the profession.
- b) Undertake only such work as he is competent to perform by virtue of his training and experience and where advisable, retain and co-operate with other professionals or specialists.

ADVERTISE YOUR BUSINESS WITH US

2020 ADVERTISING RATES	Single Issue	Multiple Issues Cost per issue
Full Page	\$276.00	\$209.00
Half Page	\$164.00	\$126.00
Quarter Page	\$97.00	\$79.00
Eighth of a page	\$72.00	\$53.00
Website – 1 Page Ad	N/A	88.00 No more than 4 weeks

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