



The Oakville, Milton
and District Real Estate Board

HALTON REGION: A HOME FOR ALL

Introduction

Homeownership is a milestone that many of our local families, friends, and colleagues aspire towards, but it has remained out of reach for many - including those wishing to live in the Halton Region.

As recently as 8 months ago, a significant portion of Halton Region residents expressed critical concerns about housing affordability [in a study conducted by Nanos Research and commissioned by OMDREB](#). 70% believe that the cost of housing in the region has worsened to one extent or another over the last five years.

Unfortunately, challenges such as archaic zoning policies, regulatory red tape, prohibitive costs, and a lack of innovation when it comes to both increasing supply and the rate of homeownership, are compounding the problem and pushing affordability further out of reach.

OMDREB REALTORS® are calling on our local candidates running in the 2025 Ontario Election to ensure housing remains a critical conversation piece.

To help drive the discussion, OMDREB has put together targeted solutions that, if implemented, will help lower the cost of homeownership, improve consumer confidence in the real estate market, and increase housing supply across the province.

Prioritizing and embracing pro-growth, pro-ownership, and pro-affordability housing policies will ensure future generations continue to have a shot at owning a home.

Improving The Efficiency of the Landlord and Tenant Board

An effective adjudicative board is a cornerstone of a functional rental system, but the Landlord and Tenant Board (LTB) has been facing significant backlogs since 2019, resulting in a broken, dysfunctional rental landscape that creates lengthy delays and hardship for both tenants and landlords.

While the provincial government has made several promising efforts to reduce the LTB backlog, it remains a significant challenge: simply put, existing efforts are not enough. Additional changes to the LTB should be made to ensure the tribunal is able to resolve cases effectively, fairly, and quickly, including:

- Creating a backlog reduction team to begin expediting delayed active applications.
- Implementing pre-hearing mediation at the LTB in an effort to resolve issues before a formal hearing, similar to civil court proceedings.
- Improving efficiency and training when hiring and retaining adjudicators, so that a balanced approach can be taken toward addressing active applications
- Ensuring stability when it comes to staffing
- Reviewing and amending existing LTB bylaws to ensure a more balanced and equitable framework for resolving disputes. This review should consider input from both landlord and tenant advocacy groups to identify and address areas of perceived bias or unfairness.

We would love to hear your views on these matters and your support in addressing this particular issue from the context of both parties. Specifically, we are interested in your commitment to ensuring a level playing field within the LTB system, where the rights and responsibilities of both landlords and tenants are equally respected and upheld.

Limit Municipal Development Charges / Ensure Proper Funds Go Toward Infrastructure

Municipal development charges (MDCs) were originally intended to pay for growth-related infrastructure costs like roads, utilities, or wastewater, but municipalities treat them like a source of revenue, placing an unfair tax burden on homebuyers by adding up to \$135,000 on the price tag of an average home.

While we understand that some municipalities have struggled to keep up with the pace of growth, we also know billions in development charge revenue remains unspent across the province, whereas some cities (like Burlington and Vaughan) have proactively taken steps to encourage responsible development and reduce MDCs.

Ontario's municipalities must find other approaches to generating revenue that does not involve passing costs down to consumers, which only contributes to the housing affordability crisis.

As an immediate next step, we are interested in your support in continuing discussions on reducing or limiting MDCs. Or alternatively, ensuring that the funds go to proper infrastructure development within our municipalities.



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Increase Density Near Transit Hubs

Outdated zoning restrictions make it difficult to gently increase density along transit corridors and major transit hubs, convert commercial properties to residential, and build “missing middle” housing where aging single-family homes currently stand.

Modernized, as-of-right zoning near transit would allow for greater density around transit corridors and hubs, increasing the supply of housing in urban areas.

Along with increasing housing density around hubs, exploring the enhancement of transit interconnectivity between Oakville, Milton, and Halton Hills would provide significant economic, environmental, and social benefits for residents and businesses in the Region. Currently, traveling by transit between different areas of the Halton Region can prove to be difficult and time consuming.

A well-integrated and much-improved transit system between the three municipalities would also complement regional growth plans, supporting increased population and employment while encouraging smart, sustainable urban development.

Improved transit links would also facilitate smoother commuting and mobility for all, but especially students, seniors, and individuals without reliable access to a car.

We would love to know your thoughts about modernizing zoning to support commercial-to-residential conversions, overriding local bylaws prohibiting this conversion, rezoning all land along transit corridors as mixed commercial and residential use, and supporting enhanced transit interconnectivity throughout the Halton Region.

We thank you for your continued support in ensuring the Halton Region remains A Home For All

In your view, if there are other issues at hand that deserve attention from the general public, we would be happy to hear those and contribute however possible.

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