



2024 March edition

NBNPHA NEWSLETTER

www.nbnonprofithousing.ca



Mark your calendar for May 23rd to 25th in Moncton for our annual conference and AGM.

The housing crisis has escalated in the last few years in New Brunswick. The non-profit and co-op housing sectors are needed now more than ever, hence the conference theme, FOUNDATION FOR GROWTH.

The conference planning committee is working to create an event that balances a focus on governance, operations, development, and succession planning, along with entertainment and celebrating leaders in our association.

The conference agenda and registration forms will be available on Monday, March 25th at www.nbnonprofithousing.ca/conference. We will send an e-bulletin to all members and sponsors on that date.

We look forward to seeing you at the conference and working together to build a **foundation for growth!**



FONDEMENTS DE LA CROISSANCE
FOUNDATION FOR GROWTH 2024

CONGRATULATIONS TO MARIE-ROSE CHIASSON ALEX ARSENEAU VOLUNTEER OF THE YEAR



Rachel Savoie, secretary, Marie-Rose Chiasson, president, Yvette Lebouthillier, Treasurer, Nicole Ferron, board member, Sophie Haché, board member, Jeanne-Alice Vautour, board member, and Réналd Comeau, coordinator.

Marie-Rose Chiasson is the President of Les Logements Tracadie Inc. and recipient of the Alex Arseneau Award at the 2023 NBNPHA Conference for her voluntary work as an active member of the board of directors for 25 years.

Thank you for all your time and commitment throughout the years!

This award is presented to volunteers who demonstrate support, sensitivity, and encouragement for non-profit housing in their community, additional accomplishments in the non-profit housing sector, leadership and initiative within the sector, contribution in raising awareness about housing issues, amount of time and commitment involved in the volunteer work.

If you would like to nominate someone for this award for 2024, please visit www.nbnnonprofithousing.ca/submit-your-nomination-here.

MESSAGE FROM THE EXECUTIVE DIRECTOR



Spring is just around the corner, which means another series of regional meetings in early April, our annual conference in May, and another year of working together towards strengthening the non-profit and co-op housing community in New Brunswick.

Several activities are happening now, and others will be announced at the conference on May 23rd to 25th to help us improve and grow affordable housing in the province.

I would like to thank the Tenant and Landlord Relations Office for providing two officers for our members. We are aware the number of challenges has increased in the last few years and look forward to continuing this important collaboration.

LET'S SOLVE THE HOUSING CRISIS HOUSINGACTION.CA

LET'S SOLVE THE HOUSING CRISIS is a special presentation I will be hosting on April 9th at the Fredericton Playhouse focused on raising awareness of the community housing sector and encouraging

audience members to get engaged through volunteering, donating, career choices, and investing. Admission is by voluntary donation to Habitat for Humanity New Brunswick at the door. Ticket and event information is available at www.housingaction.ca.

I also look forward to our next annual conference and AGM from May 23rd to 25th in Moncton. The conference focuses on governance, operations, development, and succession planning along with entertainment and celebrating leaders in our association. We will share the results of other projects we have worked on over the last few months, including the sustainability and succession planning research project with UNB, energy efficiency, financial project, and new developments.

Please share this newsletter with fellow board members and staff and ask them to register to receive it directly at www.nbnonprofithousing.ca/newsletter.

Feel free to contact me anytime to share concerns, comments, or ideas on how to improve and grow non-profit and co-op housing in New Brunswick. The province needs thousands of new affordable housing units, we can be a part of that solution by working together and with other stakeholders to make that happen. Contact me at 506.461.8578 or peter@nbnpha-alsblnb.ca.

Thank you!

Peter Corbyn, P.Eng.

Help us keep your contact information up-to-date

We want to keep your contact information up to date so that our communication reaches the right person at the right time. If applicable, please confirm your primary and secondary contact information at nbnonprofithousing.ca.

Thank you.

TENANT AND LANDLORD RELATIONS Q&A

NBNPHA is pleased to partner with the Tenant and Landlord Relations Office (TLRO) to help our members work through their processes when needed. The TLRO has provided two team members to work specifically with non-profit housing providers; Lyndsay Gauthier and Chloe Doiron, their emails are lyndsay.gauthier@gnb.ca and chloe.doiron@gnb.ca. Lyndsay and other TLRO team members will participate in the conference and look forward to meeting as many NBNPHA members as possible.

Lyndsay and Chloe have begun writing monthly Question and Answer articles to be included in our monthly e-bulletin, quarterly newsletters, and online at www.nbnonprofithousing.ca/educational. Please email Lyndsay if you have any questions and answers you would like shared.

Question for this month: If a landlord requires assistance with the Tenant and Landlord Relations Office to end a tenancy (eviction), what steps are required and what does the process look like?

Answer: If a landlord finds themselves in a situation where they find it necessary to end a tenancy, the landlord needs approval from TLRO. Tenants can be evicted for the following reasons:

- The tenant received a Notice of Termination and did not move out by the date on the notice.
- The tenant did not pay rent and received a Notice to Vacate or a Final Notice to Vacate and did not move out by the date indicated on the notice.
- The tenant received a Notice to Quit and did not move out by the date on the notice.
- A fixed term lease has ended and the tenant did not move out.

STEP 1: Apply for Eviction

A landlord may apply for eviction by completing a Landlord Application for Assistance with the TLRO. The Landlord must provide a copy of their Notice of Termination, Notice to Vacate, Final Notice to Vacate or Notice to Quit previously served to the tenant.

The application can be found here: www.pwx1.snb.ca/snb9000/Product.aspx?ProductId=A001PSN7018.

STEP 2: TLRO will contact the tenant.

A member of TLRO will contact the tenant to allow them the opportunity to provide evidence if they disagree with the eviction.

STEP 3: Decision

A Residential Tenancies Officer will render a decision based on the evidence provided if the eviction proceeds.

WHAT TO EXPECT IF AN EVICTION ORDER IS SIGNED

If the Officer renders the decision to proceed with the eviction, they will contact the applicant and process a Sheriff Fee of \$75. The file is then sent to the regional Sheriff's Office. A Sheriff can only act under the order of a Residential Tenancies Officer or a judge to execute an Eviction Order.

Locks can only be changed with written permission from the Officer or in the presence of the Sheriff. If tenants leave behind any belongings, the landlord must inform the Residential Tenancies Officer, and cannot withhold or dispose of the belongings without written permission from the Officer.

UNDERUSED HOUSING TAX

Some members have asked if they are required to complete the Underused Housing Tax submission for April 30, 2024.

The Underused Housing Tax is an annual federal 1% tax on the ownership of vacant or underused housing in Canada that took effect on January 1, 2022. The tax generally applies to foreign nationals, Canadians, and Canadian corporations that own housing in Canada.

We have talked with CRA and confirmed the following:

- If you are an owner of a building that has four or more dwelling units, and the building is not made up of dwelling units that are separate parcels of property in the land registry, you do not have to file a return for that building.
- If you own and operate up to three units on the same property, you must submit a declaration, which is located at UHT-2900 Underused Housing Tax Return and Election Form - Canada.ca.
- If you are an owner of a building that has less than four dwelling units, and the building is not made up of dwelling units that are separate parcels of property in the land registry, you must file a return for that building. Use Form UHT-2900 Underused Housing Tax Return and Election Form.
- Certain specified Canadian corporations are exempted under UHT. Your non-profit Corporation must meet the following conditions to be a specified Canadian corporation for UHT purposes:
 - A corporation without share capital and: -
 - The corporation is incorporated or continued under the laws of Canada or a province;
 - The corporation's chairperson or other presiding officer is a citizen or permanent resident of Canada; and
 - More than 90% of the Non-Profit organization's directors are citizens or permanent residents of Canada;

For detailed information about this exemption, as it applies to the 2022 calendar year, please refer to Underused Housing Tax Notice UHTN4, *Exemptions for Specified Canadian Partnerships, trust and Corporations*, on Canada.ca

- Co-ops are excluded owners, so do not need to act.
- **Completing the form should not take more than 30 minutes.**

REGIONAL MEETINGS

A primary role of the NBNPHA is to provide support and advocate on behalf of our members. Our next regional meetings will be hosted in early April.

Meetings last fall were in the Chaleur / Acadian Peninsula, Restigouche, Madawaska, Miramichi, Fredericton, Saint John, and Moncton regions.

Topics at the regional meetings will include an update on our work within the New Brunswick Housing for All Strategy, the Housing Hub, the Tenant and Landlord Relations Office, and an open discussion regarding concerns and ideas from our members.

We encourage all members to join us at these meetings. Notices of dates, times and locations will be shared in late March. Please refer to our website to learn about the upcoming meetings and events.

UPCOMING EVENTS

MAY 23RD TO 25TH, 2024

NBNPHA ANNUAL CONFERENCE, DELTA BEAUSEJOUR, MONCTON
Register at: <https://www.nbnonprohousing.ca/conference>

APRIL 9TH TO 11TH, 2024

CANADIAN HOUSING AND RENEWAL ASSOCIATION
56th NATIONAL CONGRESS ON HOUSING AND HOMELESSNESS, FREDERICTON
Register at: <https://chra-achru.ca/congress2024/>

Join us at the Fredericton Convention Centre for three days of learning, networking, and engaging with leaders from across the Canadian community housing sector. Have your say on key issues, learn about the latest developments in the sector, and get inspired for the future!

Register for this year's Congress to:

- enjoy information sessions and workshops on topics of critical importance for the community housing sector.
- hear from leaders in the Canadian housing sector.
- engage with Indigenous housing leaders and learn about urban, rural, and northern Indigenous housing issues at the Indigenous Innovation Forum– back for 2024!
- hear about the newest innovations and transformations in the sector.
- make new connections and catch up with your colleagues.
- connect with businesses and suppliers at the CHRA Tradeshow.
- check out the Indigenous makers market – new for 2024!
- have a chance to win prizes, and more!

