



Advocacy Centre for Tenants Ontario
Centre ontarien de défense des droits des locataires

Project Proposal

Purpose: prepare a policy paper for the Ministry of Energy on how to reduce consumption of electricity in the private rental sector focusing on the landlord-tenant relationship.

Applicant: Low Income Energy Network (LIEN)

Project Administrator: Advocacy Centre for Tenants Ontario (ACTO)

Total budget: \$24,500

Delivery Date: March 31, 2005

Components of Project:

1. Research:

Identify key jurisdictions that have undertaken energy conservation programs in the rental housing sector. Particular attention should be paid to what has been done to get landlords/developers to build energy efficient buildings, to undertake building retrofits, to provide appliance upgrades, and to foster a change behaviour to use energy more efficiently. Summarize any available information or indicators on the success of each of these approaches.

The research will include review of literature and studies on the approaches that have been taken in other jurisdictions, as well as interviews with stakeholders that have been involved in energy conservation strategies. The review will focus primarily on Canadian provinces, the U.S. and the United Kingdom.

2. Consultation:

Consult with landlord organisations and/or individuals, tenant organisations and/or individuals, Ministry of Municipal Affairs and Housing, Ministry of Energy, Ministry of the Environment, and environmental groups dealing with energy matters to determine:

- a) the best way to get landlords to improve the energy efficiency of their buildings, including improve building envelope (windows, insulation,

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weatherproofing), upgrade heating and air conditioning equipment, shared appliances (e.g. washers and dryers), and ensuite appliances (e.g. refrigerators, stoves);

b) the best way to foster a change in landlord behaviour to increase energy efficiency in the routine operation of the building;

c) the best way to foster a change in tenant behaviour to reduce energy consumption in individual dwellings and common areas (eg. turning off lights/electronic appliances, closing windows);

d) the best way to get tenants to undertake the energy efficiency upgrades that are within their control, e.g. using energy efficient light bulbs;

e) the energy efficiency standards that landlords should meet prior to sub-metering;

f) who should pay for the energy efficiency building envelope and equipment upgrades including the installation of sub-meters, and how.

3. Co-ordination:

Co-ordinate input and feedback from LIEN Interim Steering Committee

4. Policy Paper

Prepare a policy paper which documents the research conducted, addresses the questions above, and makes recommendations. If, during the course of this work, the government passes legislation relevant to these matters, this paper will take that legislation into account.

Budget:

Project Management	\$1000
Research	\$6500
Consultation	
Co-ordination	\$5000
Facilitation	\$3000
Prepare policy paper	\$7000
LIEN Steering Feedback on policy matters	\$1500

Total budget: \$24,500

Submitted: January 27, 2005