

b.1(m)

JOHN COSTEN

December 7, 2012

Chad Collins for Council and public record

**Subject:** Licensing of Rental properties in Hamilton

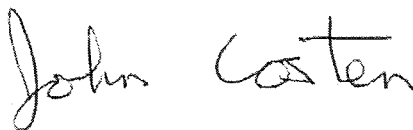
I am a resident of the Rosedale area having purchased my home in 1980. In addition, I own a sixplex (purchased in 1990) which is also in the Rosedale area. My legal sixplex (conforms with zoning bylaws) has 4 apartments and two commercial units.

I am extremely upset about the many illegal (do not conform with zoning bylaws) basement and other types of apartments that are in single family houses in the Rosedale area. These illegal apartments are now threatening the single family characteristic of this beautiful area.

There are many instances of local residents/neighbors who have a complete disregard for the single family zoning and just build an illegal apartment in their house and rent it regardless of whether or not it meets Hamilton zoning and fire department regulations. My vote is for Licensing of Rental properties in Hamilton even if it costs me a fee as a landlord/owner.

In addition I completely disagree with statements made by the Hamilton Apartment Association ads in the Spectator concerning the following and in my opinion:

1. Licensing will not cause rent increases in Hamilton.
2. Licensing might help to deal with problem tenants and neglected properties
3. Licensing will improve safety, fire and zoning standards
4. Licensing will not slow economic growth in Hamilton and will not negatively affect property values



---

JOHN COSTEN