

STOP LICENSING – submissions from the HDAA websiteNovember 7-14

- This licensing idea is another money grab by the city! As investing in Hamilton is growing this idea will defiantly change investors minds! And re- think why am investing in Hamilton ! The city should give investors more! If licensing is pushed threwh then give us a break on garbage no limit to multi-dwelling units! something in return! **From: Peter t Matesic**
- Maybe another layer of government is not needed but you are ultimately condoning illegal apartments whilst there are many of us out there who do the right thing and have legal safe apartments to rent and all the excuses you make for those unsafe untaxed & perhaps unregistered illegal units undermine the rest of us . You should higher standards - you should be in the business of promoting professional landlords and not supporting the others! **From: Rory McGlade**
- I am looking to invest in Hamilton. How can this proposal be seen as something attractive to those taking risks with their investment dollars. It is difficult enough to create cash flow as it is in real estate. I will seriously consider investing elsewhere if this bill is passed. **From: Vivian Paiano**
- Licensing does nothing to protect tenants more than they are already protected. It is simply a tax grab that will ultimately be passed onto tenants who cannot afford this additional unnecessary tax burden. **From: John Kemp**
- I support NO licensing of rental properties! It is one more way to tax us. There are other ways to see who has purchased what property and for what use. **From: Catherine Evel**
- Make Hamilton an inviting city to invest in, not one that's bogged down by cash grab licencing restrictions at every turn.Let the market do it's job. **From: BILL KONOW**
- This is another TAX which is Unnecessary as we have By Laws in Place at the City which govern the Inspection of Illegal Units. As with all Landlord Expenses this COST if Passed Will be Added to Rents making them Less Affordable FINALLY What will happen to the Tenants if ALL of these Units which are alleged to be Illegal are deemed Illegal ? Where will they find Housing ? **From: Greg Fraleigh**
- Just like many other cities, Hamilton jumps on the cash cow... I never see anyone make this argument and I do not know why. I am fed up with this political, regulated industry. I am a 32 year old male and I own three houses. I started out when I was 24, I aim to buy a house approx. every 2 years. I was coming up on my 4th. I invest in Hamilton. I have become more

and more involved and knowledgeable of the “rental situation” in Hamilton, and in Ontario in general. The following is what I am subjected to, simply because I wanted to start a rental business. - laws, rules, regulations, legislation, overly expensive (and unequal) tribunal fees, automatically continuing contracts, unenforceable contracts, dictated contracts..., the tribunal system, Tribunal system loop holes, tenant rights, tenants free access to legal support, tenant access to government money, a outright bias tenant / landlord system & rulebook, RENT CONTROLS, regulated yearly increases, a regulated upper and lower rent increase index (no higher than 2.5%, no lower than 1% per year), the whole sheriff application procedure, community based committees, unpaid water bills being added to my taxes, ALL EXISTING BY LAWS and fines, tenant activists, a sense of entitlement, if a tenant damages my home I do not fall under the legal system, privacy laws that effectively hide a tenants past eviction history, out dated rent collection systems (not allowed to bill a credit card), slow and timely procedures to follow when rent is not paid. As a result enforceable tenant demands far out way reality. Bottom line we are treated as social housing aspects. AND NOW I NEED A LICENSE?? What the hell! What, enough systems do not exist already???? It needs to be safer for tenants ? ? The Regulated (overly regulated) and political housing industry is for the dogs, or those with huge apartment buildings. I am a small fry and I am getting swept under the rug. (perhaps this is what the city wants...). A normal business (that does not have the problems above) consisting of a simple transaction between a customer and a patron is becoming much more attractive. How did this industry get so “layered”? How many levels of government need to be involved before you can label my house as safe? Or, in reality, is this just another cash grab under false banners? Is there a reason to continue on with residential rentals? Is there anything left for the small guy to make a living on? All I wanted to do was operate a business... **From: Ryan**

## Submissions to the HDAA website to stop licensing

November 15-22<sup>nd</sup>

John Kemp - Licensing does nothing to protect tenants more than they are already protected. It is simply a tax grab that will ultimately be passed onto tenants who cannot afford this additional unnecessary tax burden.

Alex Matheson - I agree that Licensing does not solve the problems of bad tenants or bad landlords. It penalizes the good ones. I would recommend working groups to help the city identify and solve the tenancy problems.

Andrew - stop the outrageous nonsense being proposed

austin knowlton - I cant afford higher rents. this is not fair.

I am a student at mcMaster. Not in favour of your licensing. i might have to transfer as I wont be able to afford higher rents. Stop being soo greedy we are in a recession.!!!

Pree -I am a student at mcMaster. Not in favour of your licensing. i might have to transfer as I wont be able to afford higher rents. Stop being soo greedy we are in a recession.!!!

michelle - i am student. rent is already too high at \$400. we are only students cannot afford to pay more

Kate West - We are students at the university and are very responsible. most students are good except for a handful. Don't paint all of us with the same brush. We cant afford higher rents. also we should have the right to decide where we want to live.. farther away is not convenient.

Ash - Stop Licensing. This is nothing but a tax grab

oleg and - we represent 7 students near mcmaster and oppose Licensing

Robert Miklas - First question is the need to get tax revenue. The illegal rental units are paying property tax on a single family home where the owners of legal rental apartment buildings are paying multiple unit property tax. Often the illegal rental units are charging 30 per cent less rent as there is property tax along with a lot of the work is done under the table which is a greater loss of taxes. Some of those operations don't even pay the workers. The fire inspector in town the complaint has to come within the rental unit which means by that time all the tenants may be dead in a tragic fire. Licensing is only to drive more people out the rental housing business which means fewer rentals. Most the rental properties are getting up there in years where there needs to be funds to make majors. Licensing is only to take those funds away from repairs where is already difficult to compete with the illegal rental units. There are enough property standard and fire code rules on the books to enforce building codes and fire codes. It is not rocket science to find illegal rentals. A house that has three to four hydro or gas meters on the outside more then likely has been illegally divided up without getting the proper buildig permits. If those illegal rentals have a fire the fire department will respond even though there is multiresidential tax being collected. The towns and cities are asking to diametrically opposing things. One the legal owners keep the rental units up to building and fire codes while across the street the illegal rental is breaking almost every building and fire code rule on the books.  
From: Brian Pulis Licenesing is not the way to go. As an heaven investor in Hamilton at the moment, we will move our efforts to a city that understand licensing hurts everyone and doesn't solve anything.

Valerie - I committ to helping financially with hiring a lawyer as well as volunteering. I committ to help financially and support the idea of hiring a lawyer. I think if we can get 20-30 investors each giving \$200-300 each we should get a good lawyer.

## **Submissions to the HDAA website to stop licensing**

November 23-30<sup>nd</sup>

From: John Cerino

This is nothing but a cash grab and all it will do is take investment out of the city. I have been in the rental business for over 30 years and I have had every inspection done on my properties to make them safe. What you are proposing will not help landlords or tenants. This is a make work program for the City of Hamilton and is totally self serving. There is a lot more that I would like to say but I would be typing for the next two hours.

From: Matthew Brown

To Whom it May Concern:

I am a landlord with one tenanted property in Hamilton. Our tenants have five children. I have not raised their rent in 3 years because I know they are having trouble making ends meet.

The house, a semi-detached home, is decent, safe and clean. It has a nice yard and it is in a nice area on the Mountain. The children love living there and have made many friends.

The rent covers the bills for the most part – there is a bit leftover at the end of the month after repairs which we squirrel away for the new roof that is going to be needed in the next couple of years. It will also need to be painted soon, and we'd love to give the family some new flooring in the basement because the carpet is getting a bit worn in the basement and her youngest has allergies so removing the carpeting would be a really good idea.

I now hear that Hamilton is considering imposing Rental Licensing. I also hear that Waterloo did the same thing and the cost is several hundred dollars a year!!!

I can't absorb that cost. Something is going to have to give. My tenant's new flooring? Their rent? Their roof? They can't move into a cheaper apartment – it's hard to find something for a family of 7... How exactly would Rental Licensing improve things for my tenant?

Rental licensing will hurt families in Hamilton and small landlords. Please consider what you are proposing very carefully.

From: Jimmy Liu, CMA, MBA, BSc.

Dear Councillors: I am writing this email to share my perspectives over the proposed rental licensing as an immigrant who love and chose Hamilton as hometown. I emigrated from China as a permanent resident in 2000. 12 years passed and I am the only one or two Mac Chinese MBA students who choose Hamilton as hometown among the many classmates with the same backgrounds. Even back in year 2000, I believe Hamiltonian will realize our strengths and opportunities and change our mind to re-position Hamilton as one of the preferred places for people to live and for business to invest. Thanks to the leadership of city councilors, the hard working of city staff and city management, Hamilton is now the Top Ontario Investment Towns. I am so happy to see the development happened in Hamilton over the past several years and I strongly believe Hamilton will have a bright future. However, I am concerned about the proposed rental licensing as I believe this will add more bureaucracy to our government (which, like any government, is not efficient in providing services and has a habit to become bigger and bigger), does not solve rental safety and health issues (enforce current by-laws will be a much better choice) and send a bad signal to the investment community (besides taxes, all kinds of

regulations/by-laws are big costs of doing business now and are big factors for business to re-locate somewhere else). I understand our intention is to protect tenants but I would argue this is the wrong way to do it. When City of Hamilton, University and Hospitals are our biggest employers in this city, something is seriously wrong. It is exactly our heroic impulse to "protect" our people (passed lots of by-laws/regulations over the years to "protect" our people) that are killing our capitalism, killing our entrepreneurship, building a bigger and bigger government and imposing a higher and higher tax over our "protected" people as fewer and fewer businesses are here to share the levies. Yes, it's always politically correct to show your intention to protect the people and most people like it but we are becoming a socialism system and this system does not have a good reputation. China was a socialism country and the government controlled everything in the name of "protecting" its people and the country was at the point of collapse in 1977. The then leader realized the socialism disaster and switched to capitalism and in 30 years, China becomes the second largest economy in the world. Yes, there are still lots of insane things in that country but we have to agree that capitalism and the market, even though not perfect, DO solve a lot of issues and everyone benefit from capitalism in that country. The Chinese government did (is still doing) a lot of bad things but they did one thing right: trust its people and let the business people take care of business. Sometimes, it's a good thing for the government doing nothing instead of doing something just for the impulse of "protecting" its people. I am glad to see Hamilton is on the right track to attract people to live here and attract business to invest here but I believe we are on a long fragile recovery road. Hamilton was one of the richest cities in Canada and if China can build the second largest economy from nothing in 30 years, we can / will revive our city. To achieve this, we need to do things unconventionally: open our mind and believe in our people, the market and capitalism. For example, in this rental safety issue, let's trust our tenants will have the intelligence as us to be aware of potential serious safety issues, to report to authorities to inspect/shut down the place, or to choose to leave the property, and the owner will care about their hard-earned money / investment or the market will put him out of business for his below-standard properties. A copy of Licensing Summary from HDAA is also attached for a more detailed analysis from other perspectives. Please vote against this proposal for rental licensing as it will stop the momentum of attracting investment / businesses to Hamilton, it will add cost of doing business in here (a bigger and bigger government and partially release government from responsibilities of enforcing current by-laws) and it is against the long term benefits of Hamiltonian (it will kill jobs and add more taxes to residents as fewer investors are here to share our levies). Yes, it is politically very correct to pass this by-law but it won't achieve any intended goals and it's such a bad idea for Hamilton as it sends a wrong signal about our city at the wrong time.