

Robicheau, Vanessa

Cc: McHattie, Brian
Subject: RE: Rental Licensing Bylaw

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From: Bocz, Tibor Sent: September-15-13 3:45 PM
To: Robicheau, Vanessa
Cc: McHattie, Brian
Subject: Rental Licensing Bylaw

Vanessa/

This e-mail is to express my support for the proposed rental licensing by-law slated for review and discussion.

As both a resident and landlord in Westdale, it is critical that we maintain a liveable, attractive community that supports a diverse community in safe, clean housing.

Unfortunately, one only needs a brief walk around our neighbourhood, or quick discussion with some of the local students to see this isn't the current situation. Rather, we are faced with numerous properties that are essentially abandoned by absentee landlords whose prime focus seems to be to extract as much rent as possible without meeting even basic standards of upkeep and maintenance.

Many properties are literally going to pieces, with little recourse to either residents or occupants. Reliance on existing bylaws is inadequate, as there is a limit to what neighbours are able to observe and report, and students do not have the time to pursue complaints, and are usually unaware of the process even if willing to risk the potential repercussions.

I am a landlord, and its clear to me that the proposed costs and effort associated with licensing are laughably low for those who are compliant. For example, the proposed licensing fee is less than 2% of the annual income anticipated for a property in our area, while the fixed costs (one time zoning check, etc.) are about the same amount.

The true cost is for those landlords who abuse their tenants and the community through their continued inaction in the face of unsafe and poorly maintained properties. Understandably, there is little sympathy for them, as they are destroying the character of our community while abusing their tenants.

It is unfortunate that there are large and powerful interests outside of our community who either do not understand this basic situation, or are seeking to foster it to their benefit. Please consider this when interpreting their applications in this decision.

Thank you for a brief consideration of this note. I believe that even a brief engagement of members of our community - both owners and renters alike - will show that they overwhelmingly support better controls on the quality and maintenance of rental accomodation. Licensing is a small but critical step in this direction, and I hope you committee will take this step on Tuesday.

Tibor Bocz CD PEng MSc MBA