

**Robicheau, Vanessa**

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**Subject:** RE: Licensing: the deplorable student housing in the west end

**From:** Betty&Jim Bechtel  
**Sent:** September-16-13 7:16 PM  
**To:** Robicheau, Vanessa; McHattie, Brian  
**Subject:** Licensing: the deplorable student housing in the west end

Hi Vanessa and Brian;

I wrote my concerns last year and the concerns remain the same:

**FILTHY RENTALS:** Many landlords do not adequately clean their rentals for new tenants. Each September there is a mountain of garbage in the area, as incoming students clear rental houses of garbage and debris left by previous tenants. The city has a special garbage pick-up at this time to handle the increased load.

Several student tenants clean and paint their rooms before moving in.

*The public would not rent rooms in such deplorable conditions.*

**POOR AND UNHEALTHY MAINTENANCE OF BUILDINGS AND AND FURNISHINGS;** Students over many years have reported to us, that they have encountered rodent and vermin infestation, mould, malfunctioning stoves, refrigerators, plumbing, heating and poorly maintained buildings.

Last fall, contractors replaced a nearby leaking sunroom roof of a rental house. They found mould, raccoon feces, a pool of stagnant water and rotting lumber under the shingles. A student's bedroom is directly under this unhealthy roof.

This house has had three different landlords in the past three years.

**FIRE, ELECTRICAL AND CO2 SAFETY:** Many students live in sub-standard unhealthy housing units; some without adequate fire and carbon monoxide detectors. Adequate exits, in the event of a fire, is one of the concerns. Over-crowding is another issue. Nearby houses have 10, 18 and 22 bedrooms.

**PROPERTY STANDARDS:** Lack of lawn-cutting, snow-shovelling and waste management problems are regularly reported to the Bylaw Department. Landscaping consists of overgrown bushes and weeds. These houses are eyesores. I lived next to one owned by a McMaster prof.

**INACCESSIBLE LANDLORDS:** There are landlords who live out of the country and are difficult to reach concerning problems affecting their tenants.

**OVER-CHARGING:** This year we encountered a Chinese student and his wife who were living in one bedroom. The landlady charged them \$500.00/month for a room she charges \$300.00 to other single tenants, yet there is a glut of rooms.

UNHEALTHY COMMUNITY BALANCE: Ainslie Wood North is hard hit with over 65% of the 305 houses being rentals. This is an unworkable ratio for a healthy community.

OVER-CROWDING: Garages, attics and basements have been converted. In the house where the Chinese couple lived, the house was made into 10 bedrooms, 1 kitchen and 2 bathrooms, no living room or dining room.

Betty Bechtel