

**ADVANTAGES OF REGISTRY**

- Under the *Municipal Act, 2001* business owners must comply with Land Use Control By-laws;
- Registry would be funded by rental housing business operators rather than the general tax base;
- Enforcement would incentivize operators to follow procedures and legislation of By-Law;
- Gaining entry to a property to ensure safety matters is done through consent by Registering of property;
- Registration would streamline enforcement as the only requirement of proof is property being rented;
- Tenants in rental dwellings would be assured of healthy, quality, and safe rental accommodations;
- Neighbourhood stability through proper care and maintenance of rental dwelling properties;
- Rental housing business operators with substandard rental properties would be proactively identified;
- Increased property values through upkeep and standards;
- Inspection consent requirement would benefit vulnerable tenants who do not wish to complain;
- Cost recovery model has very little financial impact on the tax base;
- Increase stabilization of neighbourhoods with large rental populations by ensuring conformity;
- Compliant rental housing business operators would now be on level playing field with non-compliant;
- Non-compliant business owners would need to strengthen the safety of their dwellings.

**DISADVANTAGES OF REGISTRY**

- Registry will not address problems associated with rental properties such as noise and behaviours of tenants;
- Increased costs to the City of Hamilton (staff and administration);
- Increased costs to rental housing business operators;
- Registry could lead to increased rents and impact rental housing affordability;
- Registry may deter homeowners from renting out homes or accessory apartments (resulting in less rental housing stock);
- Registry would need to adhere to the Ontario Human Rights Code by addressing concerns as laid out in the “Room for Everyone” guide. (Single Housekeeping Units);
- Registry may not address illegally converted single family dwellings.

**UNKNOWNNS OF REGISTRY**

- Although consent of entry written into regulation, unknown if tenants/owners will allow inspection;
- Compliance rates – follow ups could be time consuming;
- Actual rental homes in Pilot Project area – 1,500 to 2,000 units estimated.