

### ADVANTAGES OF LICENSING

- Apply specifically to low density rental housing;(5 units or less)
- Apply equally to existing and new low density rental housing; (5 units or less)
- Require regular inspections;
- Require proof of insurance;
- Be funded by rental housing provider;
- Safer legal properties to rent;
- Potential reduction of enforcement costs to tax base;
- Possible elimination of unsafe, non-compliant properties from market;
- Early awareness of requirements allows for collaborative compliance;
- Competition from unsafe, non-compliant properties reduced;
- Housing stock is maintained;
- Inspection enforcement encourages preventative maintenance, which is more cost effective than deferred maintenance, and thereby helps owners maintain their properties;
- Housing inhabited by the most vulnerable populations, which is frequently the worst housing, is inspected annually;
- Poorly maintained, substandard housing can have a negative effect on neighboring property values.

### DISADVANTAGES OF LICENSING

- Financial costs associated with a licence , passed on to tenants, higher rents;
- Financial costs associated with insurance, passed on to tenants, higher rents;
- Financial costs associated with bringing a property into compliance passed on to tenants, higher rents;
- Potential loss of rental income due to enforcement;
- Potential loss of affordable housing stock;
- May have an impact on affordable housing;
- Licensing rental housing may not be effective in addressing behavioural issues;
- Residential rental licensing should not be considered as an alternative to enforcement of existing by-laws.

### UNKNOWNNS OF LICENSING

- 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.