

Chamberlain, Lisa

Subject: FW: Low Density Rental Housing Bylaw

From: BOB THOMAS

Sent: December 2, 2019 9:48 AM

To: Chamberlain, Lisa <Lisa.Chamberlain@hamilton.ca>

Cc: Gordon, Jim <Jim.Gordon@hamilton.ca>; Danko, John-Paul <John-Paul.Danko@hamilton.ca>

Subject: Re: Low Density Rental Housing Bylaw

On Dec 1, 2019, at 10:46 PM, BOB THOMAS <

City of Hamilton representatives,

I live in the Bonnington Neighbourhood and have been here for 12 years. In that short time, I have seen a noticeable decline in the property standards and more importantly attitude of the tenants in our area. Loud parties, louder cars, speeding and general bad attitudes towards their neighbours. Parking is another issue, but it is getting addressed through by law efforts. Good job!

Your by law needs to address the basic issue of tenant / renter safety. I have witnessed the aftermath of parties where residents or their guests have urinated or left feces on neighbours property because of a lack of bathrooms in the house. I have personally called bylaw and police when the parties got out of hand, not because of noise but out of concern of safety for the people. A large number of tenants are new to being on their own and could also be new to our culture. A welcome to the neighbourhood handout should be created by the city expressing the behaviour expected from them as residents. Explaining the bylaws (perhaps using photos) and the consequences if they or their landlord does not comply. I have seen tenants without snow shovels or garbage cans. A lot of the tension between tenants and long-time residents is the apparent total lack of regard they have for the community; they consider themselves as transients. They might know better, but they have to be told and a written notice that their grass is too long or that they one or two too many garbage bags out won't educate them. We need to make them better citizens.

Residents have voiced their frustration at how slow the city is moving. Why haven't we borrowed a bylaw from another city, the one from London seems well laid out and easy to follow. We are doing a trial so we should not be licensing rentals we should be registering them and charging a small fee. Any accommodation registered will need to be inspected, not sure why initial inspections can't be done by City Bylaw inspectors who could then recommend / order more in-depth inspections? It appears that Electrical / HVAC and Fire Inspectors are all needed by the by law. This is a Trial so why force landlords to pay a fee \$200 plus inspection fees for Electrical / HVAC for a bylaw that might disappear in two years. I am confident that registered (read city inspected) rental units would demand more rent hopefully covering the cost of registering with the inspections. I know as parent I would feel better if my child was staying in a registered, read safe, house.

Lodging houses versus single housekeeping units. Confused. Does this mean a house with 5 bedrooms, shared kitchen and bathrooms is considered a Lodging house if there is one person paying the entire rent? The other residents are sublets to the one tenant? Has this possibility been addressed?

Don't get me wrong, I fully appreciate the rental challenge the city, college and university are experiencing. We must strive to create a balance of safety, security and accountability for all parties. Please make a decision and don't over study the issue. Get it started for this fall and make changes to the trial as required. Have you considered the phasing in of landlord mandated improvements based on safety first to allow them some leeway and make them part of the success and not part of the problem.

Sorry to be long winded but I have high hopes for this neighbourhood of ours were tenants and residents are friendly and helpful to each other. It has so much potential to improve.

Thanks for listening

Robert Thomas