

Pilon, Janet

Subject: Rental Housing Licensing By-Law Input

From: J Zita

Sent: Monday, August 9, 2021 3:40 PM

To: clerk@hamilton.ca

Cc: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>

Subject: Rental Housing Licensing By-Law Input

To Whom It May Concern,

Please accept this e-mail as my contribution to the conversation surrounding the proposed "Rental Housing Licensing By-Law", and the urgency at which I believe it needs to be addressed.

My young family has lived in ward 8 for half a decade now. It is not that long ago that my husband and myself were living in student houses ourselves. Now, living in a ward with a heavy number of student rental properties (even sharing a property line with one), we see firsthand the issues that lack of by-laws are creating in a number of these rental properties that do not have responsive landlords.

It does not take living in the area to see that over-crowding, absentee landlords and unmaintained properties are creating dangerous conditions for tenants, and in some cases, neighbours.

A recent search for the listing of a nearby bungalow for sale listed the property as a single family home, while listing 6 bedrooms in the same sentence. I have personally come across more than one property spread out across our ward that had 10 adults living in these single family bungalows. I have seen photos from real estate listings of properties that are functioning as full student houses, while clearly not meeting safety standards. And yet, there are landlords who continue to build walls to transform single rooms into doubles, in order to squeeze in one more tenant.

Aside from the blatant dangers, such as lack of sufficient fire exits and maintenance of the properties, makeshift parking and excessive garbage also pose issues to those in the general vicinity.

While there are responsible property owners, I am truly concerned for those living in houses owned by landlords who show no care for the safety of their tenants, or the concerns of their neighbours.

It is my hope that this by-law will provide those that are renting with safer, humane living conditions while holding those that own the property accountable. I believe those living in these houses deserve better, and it is time that they had someone in their corner.

Thank you,

J. Zita