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From: Marshia Hopmans

Sent: Wednesday, November 30, 2022 1:13 PM

To: Paparella, Stephanie <Stephanie.Paparella@hamilton.ca>

Subject: Installation of HATS

Good Afternoon Stephanie,

My name is Marshia Hopmans. I invested in Hamilton March 1, 2017. The sales pitch to Purchase [REDACTED] Barton St E, was 3 Guaranteed rental incomes. And two store fronts. WOW ! I thought this was a fantastic investment.

Until I realized how destructive the tenants were. I had to evict all three.

One was a drug dealer, and was involved in Human trafficking, the second had 22 cats.

The third escaped from an ex husband who threatened to slash her throat. She left all her contents behind. I stored them for 4 months. With rent unpaid.

It's taken me 3 years to repair all the damages from my unsavoury tenants.

Now I have two decent and very hard working tenants. I now live in one of the units.

The last couple that moved in after searching for a qualified tenant, asked if this is a safe area for their cars parked in the back. I honestly told her I e been here 5 years and never had a problem. Until, two months after the family moved in, [REDACTED] is knocking at my door At 4:00 am crying in her pyjamas., so I start crying, she could hardly get the words out, Her husband went to work at 4:00 am to find her car jacked up and two back tires were removed from her van, \$1600. Each. I was in shock !!!!

She gave me her notice to move. I was mortified, I waited 4 months with no tenant to find her. And now she's leaving. Reported to police, who showed up 3 hours later.

A week later, her licence plates were exchanged with ones from a stolen car.

A guest of mine went out noticing her plates were missing entirely, My light at the back Of the building was smashed , left dangling. Last week, I noticed my husbands 4 tires in the front foyer were gone. We have cameras, and couldn't see anyone jumping our secure gate. They walked up the back stairs, into the fire escape doors, down the hall And brazenly stole 4 tires. I'm so traumatized, I feel ill.

I STRONGLY feel, adding HATS to our already at high risk community will only escalate Crime. Please bring my situation to the table when this motion for HATS is considered.

Kind regards,
Marshia Hopmans
(Terrified to open a store)