



CITY OF HAMILTON

Renovictions

Stakeholder Consultation

April 3, 2023

**Enterprise¹
Canada**

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I. INTRODUCTION

Hamilton is facing a housing crisis.

While not unique to the City — there are housing challenges in communities across Canada — for nearly a decade Hamilton has seen an unsustainable and unprecedented increase in rents, with average market rents increasing from \$759 in 2012 to \$1,242 in 2022 — a jump of 63 per cent. Compounding the crisis has been an apparent increase in so-called renovictions, which forces even more tenants into an increasingly challenging rental marketplace.

At the December 9, 2021, meeting of the City of Hamilton's Emergency and Community Services committee, the Housing Services Division of the Healthy and Safe Communities Department presented a report that included a recommendation that a "jurisdictional review" of policies related to renovictions be completed, with explicit mention of the bylaw in place in the City of New Westminster, BC (report (HSC20020(d)):

"Given the challenges around jurisdictional differences among provinces and the legal challenges the bylaw has overcome, staff are recommending a consultant complete a thorough analysis of the options for implementation of an approach similar to the New Westminster, BC, bylaw in Ontario. This analysis would also review other jurisdictions and levels of success dealing with renovictions through a municipal policy lens."

The committee approved a motion, later ratified on December 7th by City Council, that the City:

"... be authorized to enter into contracts necessary to hire and retain a consultant to evaluate the feasibility of implementing a New Westminster style bylaw in Hamilton to deal with the issue of 'renovictions'..."

Following this direction, the City of Hamilton is exploring what role the City can and should play when it comes to renovictions — ideally an approach that targets bad-faith landlords while supporting needed improvements and maintenance to existing rental housing stock.

There are multiple challenges here.

One is a matter of jurisdiction and what the City can do legislatively to address renovictions.

The other is finding the right balance — curtailing the bad-faith landlords who are misusing renovations as an excuse to evict tenants, without discouraging those renovations and improvements that are necessary to ensure rental units across the city are in a livable condition.

Without question, this is a divisive issue, one of the many wedges that exist between tenants and landlords.

Tenants — particularly those who have been displaced by renovictions — and their advocates are passionate about this issue, and shared with us sad stories about various tactics they have experienced to displace people from their homes. Indeed, throughout this process, the Hamilton news cycle has been focused on living conditions in several buildings across the city that are substandard.

Landlords are equally passionate, telling us that the many should not be punished for the few. The majority of landlords, we were told, follow the process as designated in provincial legislation, raising a need to distinguish between those landlords who follow the proper process to renovate their units, and those who do not.

It was also strongly noted in our interviews that renovations to rental housing stock are absolutely necessary, especially in a community that has aging rental housing stock, as

Hamilton does. We also heard that substandard housing conditions are a real concern on the tenant side of the issue, but that cannot be addressed without renovations.

Renovictions are also an issue that, in a sense, divides the city from a geographical perspective. Based on the anecdotal evidence we have compiled, renovictions are largely concentrated downtown in Ward 3, and radiate east and west into Wards 1, 2 and 4 — encompassing the entirety of the lower city between Westdale and Centennial Parkway. They do not appear to be as common in the mountain wards, and are certainly less prevalent in the suburbs and rural wards.

OBJECTIVES

This research project is part of a larger effort to help the City of Hamilton meet the Housing and Homelessness Action Plan's strategic outcome of people living in housing that is good quality and safe, and help the City reach the target of preserving or rehabilitating 5,000 residential units by 2023. The goal of the project is to:

- Prevent bad-faith renovictions.
- Support good tenant-landlord relations that support the renovations that are required to keep the quality of housing up to a reasonable standard.

Our mandate for this particular element of project was:

- Engage with local stakeholders to explore and discuss:
 - Prospective solutions to stop renovictions being employed.
 - Differentiating between needed renovations and bad-faith landlord actions.
 - Processes to be implemented to protect tenants that will still allow needed renovations to occur.
- Assess other jurisdictions and how they have approached the renoviction issue, with a particular focus on New Westminster, B.C., and its renoviction bylaw.
- Explore whether Hamilton has the same powers as New Westminster, B.C., to create a similar bylaw related to renovictions.
- Compile and analyze engagement data.
- Produce a report on key findings and themes that can be used as a path forward to implement renoviction-related policy and programs.
- Produce a high-level executive summary of engagement findings that can be shared internally as well as externally with community stakeholders if needed.

METHODOLOGY

This was a multi-phase research project.

PHASE I

Background research on other jurisdictions in North America to develop a snapshot of how the renoviction issue has been managed by other governments at varying levels.

PHASE II

Working with staff in the City of Hamilton's Housing Services Division, we developed a contact list of stakeholders with a vested interest in the renoviction issue, representing both tenants and landlords. This was supplemented with the objective to also speak with senior members of the Housing Services Division team and City Council.

While we executed outreach to every one of our identified targets, we did not get 100 per cent response or compliance to our requests. However, we are satisfied that we connected with a representative sample of interests.

Our interviews and engagements included:

- 10 City Councillors.
- Four staff in the City of Hamilton's Housing Services Division.
- Seven advocacy groups supporting tenant rights, involving 13 individuals that included a sample of tenants who have or are facing renovictions.
- Four groups representing property owners, involving seven individuals.

The information collected in those interviews was collated, analyzed and summarized in this report.

A script of the questions used with each group consulted is included in Appendix A.

Each of these interviews was conducted with the promise of confidentiality to ensure we could have an honest and frank conversation about renovictions in the City of Hamilton.

PHASE III

An online public survey. While this was not developed nor administered with scientific precision to a random sample, it is useful to help us assess how this issue is impacting people.

A summary of the survey results is included in Appendix B.

II. RENOVICTIONS

WHAT ARE RENOVICTIONS?

Renoviction is a colloquial term used to describe an eviction that is carried out to renovate or repair a rental unit. The City of Hamilton Housing Services Division defines the practice as such:

The practice of renovictions occurs when a landlord in bad faith undertakes legal renovations or uses the proposal of renovations to evict a tenant from their unit in order to rent the unit at a higher price with or without improvements. When bad-faith renovations occur, the landlord works to circumvent the Residential Tenancies Act and avoid allowing the tenant to move back into the renovated unit at their previous rental rate.

According to Ontario's *Residential Tenancies Act*, a landlord may give notice to terminate a tenancy if the unit requires "repairs or renovations to it that are so extensive that they require a building permit and vacant possession of the rental unit."

Under the legislation, tenants are entitled to 120-days' notice, and tenants have first right of refusal to return to the unit following the renovation. According to Section 53(3) of the *Act*, "A tenant who exercises a right of first refusal may reoccupy the rental unit at a rent that is no more than what the landlord could have lawfully charged if there had been no interruption in the tenant's tenancy."

This first-right-of-refusal is conditional on the tenant informing the landlord in writing of their intentions before vacating the unit.

If the tenant does not exercise the first right of refusal, they are entitled to compensation equivalent to three months' rent, or the offer by the landlord of another acceptable rental unit.

HOW ARE THEY DONE?

When a landlord wishes to terminate a tenancy to demolish the rental unit, repair it or convert it to another use, they are required to fill out and issue an N13 notice from the Landlord and Tenant Board.

When issued for the purposes of a renovation or repair, the N13 notes that tenants have the right to move back into the rental unit once the repair or renovations are complete, provided the tenant provides written notice to the landlord that that is their intent. (The N13 does not make mention of the rent to be paid upon returning to the renovated unit, but the *Residential Tenancies Act*, as noted above, does.)

Tenants are also permitted compensation if being displaced for a renovation, whether permanently or temporarily:

If a tenant lives in a residential complex that has at least five residential units and does not plan to move back in once the repairs or renovations are done, the landlord must:

- Pay the tenant an amount equal to three months' rent, or
- Offer the tenant another rental unit that is acceptable to them.

If a tenant lives in a residential complex that has fewer than five residential units and the tenant does not plan to move back in once the repairs or renovations are done, the landlord must:

- Pay the tenant an amount equal to one months' rent, or
- Offer the tenant another rental unit that is acceptable to them.

If the tenant lives in a residential complex that has at least five residential units and the tenant plans to move back in once the repairs or renovations are done, the landlord must pay the tenant:

- An amount equal to three months' rent, or
- The rent for the period of time the rental unit is being repaired or renovated, whichever is less.

If the tenant lives in a residential complex that has fewer than five residential units and the tenant plans to move back in once the repairs or renovations are done, the landlord must pay them:

- An amount equal to one month's rent, or
- The rent for the period of time the rental unit is being repaired or renovated, whichever is less.

WHAT'S THE ISSUE?

The legislation is worded to provide tenants protection, in terms of notice, compensation and a first-right-of-refusal to return to their newly renovated unit at the same rent they were paying pre-renovation.

Landlords noted that tenants have the protections they need in the legislation. However, we heard from tenants and their advocates that this is not how the renoviction process plays out.

From the perspective of the tenants we engaged, tenants are being moved out of their homes under the guise of a renovation, particularly if those tenants are paying below market rent. The renovated unit is then put back on the market at an inflated rate from what the previous tenant was paying. However, we also heard from the landlords that below-market rents make it difficult to generate the revenue to invest back into the maintenance and upkeep of the units.

More often than not, we heard renovictions tend to happen after the ownership of a building changes hands, and the new owners are looking to collect higher rents from the units. Anecdotally, we were told the tenants who are being displaced are typically lower-income, potentially with health concerns and quite often unaware of what they are entitled to and how the process is supposed to be executed.

The concern among tenant advocacy groups is the feeling that most renovations or repairs can be carried out without ending tenancies, and with only minor disruption to tenants. The *Residential Tenancies Act*, section 50(c) indicates that the landlord may give notice to a tenant that it intends to "do repairs or renovations to it that are so extensive that they require a building permit and vacant possession of the rental unit."

Under the N13 process, a landlord does not require a building permit or other authorization to issue the N13 notice; however, according to the instructions that accompany Form N13: Notice to End Your Tenancy Because the Landlord Wants to Demolish the Rental Unit, Repair it or Convert it to Another Use:

"The Landlord and Tenant Board (LTB) will not issue an order terminating the tenancy and evicting the tenant unless you have obtained any permits or other authorizations that are required."

We were also told that landlords may drag out the time to complete the renovation, beyond the three months they are required to provide compensation, frustrating the tenant as they need to begin looking for alternative housing.

While tenants are provided protection in the legislation, in particular the right to return to the unit at the same rent, we were told there are a list of reasons why that can be difficult:

- Challenges finding a short-term lease at same rent while renovations take place.
- Landlords are under no obligation to finish the renovations in a certain amount of time, which may be complicated by a shortage of available skilled labour and the current supply chain disruptions that are resulting in a shortage of supplies.
- Challenge of staying on top of the landlord's renovations to ensure first right of refusal is honoured.
- Financial costs of moving twice (moving out, moving back, potential storage costs) that exceed compensation they are provided that is determined by the rent they were paying, and does not include additional compensation for moving costs.
- If first right of refusal is revoked or lost, tenants have no legal ability to get their unit back (only landlord can be fined and tenant awarded compensation).

ENVIRONMENTAL SCAN

This research work started with a scan of other jurisdictions and how they manage the renoviction issue, beginning with the municipality that inspired this action in the City of Hamilton.

NEW WESTMINSTER, BC

In 2019, the City of New Westminster amended its rental units bylaw to directly address renovictions:

No owner shall deliver to any tenant a notice of termination of their tenancy of a rental unit in order to renovate or repair the rental unit ...

— **City of New Westminster, Business Regulations and Licensing (Rental Units), Bylaw No. 6926, 2004, Part 6, S. 47(a)**

This amendment not only deterred the process, but also provided protection to tenants who may be displaced by large-scale renovation work. It prevented tenants from being evicted because of a renovation, and protected them from rent hikes following the renovation.

From a high level, this amended bylaw required landlords to provide temporary accommodation for tenants during a renovation, and allowed the tenants to return to their (now renovated) unit on the same terms as pre-renovation. We should note that Ontario legislation does not grant municipalities in its jurisdiction these powers.

This section of the bylaw was repealed in 2021 after the Province of British Columbia amended its *Residential Tenancy Act* to address renovictions.

BRITISH COLUMBIA

The provincial action on renovictions put in place requirements for landlords who want to do any type of renovation. If the landlord wishes to evict a tenant to complete these renovations, they need to apply to the Residential Tenancy Branch (RTB) for an Order to End Tenancy and an Order of Possession.

This will then kick off a process where an arbitrator will determine if ending the tenancy is the only way to complete the work.

As part of this process, the landlord must apply with evidence that:

- They have necessary permits and approvals
- The renovations or repairs are necessary to prolong or sustain the use of the rental unit or the building in which the rental unit is located
- The only reasonable way to achieve the necessary vacancy is to end the tenancy agreement.

If the RTB arbitrator determines that the landlord's proposal for work would require "vacant possession" (the tenant moving out permanently), then the RTB will give the landlord an "Order of Possession;" however, the landlord then has to give the tenants a minimum four-months' notice, with the last month rent-free.

ONTARIO

In Ontario, tenants in rent-controlled residences are guaranteed an annual cap on rent increases. But under the provincial policy of "vacancy decontrol," landlords can increase rents as much as they want if the tenancy of a unit changes hands.

This is seen as a growing problem in the province. According to the Advocacy Centre for Tenants Ontario, since 2016 there has been a 294 per cent increase in landlord applications to evict tenants for the purposes of renovating or demolishing a rental unit.

Provincial legislation requires landlords to compensate tenants if they are evicted for a renovation, repair or demolition.

If it is a renovation or repair, the tenant has first-right-of-refusal to move back into the unit, at the same rent they were paying pre-renovation; it is the responsibility of the tenant to notify the landlord in writing before they leave that want to return to the unit following the renovation.

The NDP recently introduced a Private Member's Bill that would prevent landlords from raising the rent for new tenants beyond guidelines set by the province. It would ensure that new tenants pay what the previous renters paid.

(A similar bill was introduced by the NDP in 2021, but it did not get past Second Reading.)

Bill 23, the *More Homes Built Faster Act*, could have an impact on renovictions in Ontario. The legislation makes amendments to the *Municipal Act* and the *City of Toronto Act* to give the Minister of Municipal Affairs and Housing the power to prohibit or regulate the demolition and conversion of residential rental properties.

This is seen by many critics as an erosion of tenant rights, and will allow landlords to evict tenants for the purposes of demolition without any compensation.

Interestingly, the words "evict," "renovation," or "renoviction" do not appear in the legislation.

TORONTO

There is no official policy or city bylaw preventing, prohibiting or limiting renovictions, however according to media reports there is mounting pressure on City Council (and the province) to make changes in this regard.

In July 2022, the City's Planning and Housing Committee prepared a report — *Renoviction Policy: Creating a Framework to Protect Affordable and Mid-Range Rental Homes and Deter Renovictions* — with proposals to collect data on renovictions, review the state of affordable housing and review data that is not found through the Landlord and Tenant Board. A significant proposal presented would require landlords to obtain a building permit prior to issuing a Notice of Termination, and all landlords would be required to provide tenants with a copy of the City's Tenant Eviction Prevention Handbook.

City staff have been directed to review the recommendations of the report, with a final report expected back in the second quarter of 2023.

Outside of official City channels, some resources are available to educate tenants on their rights and advocate for reform to stiffen up policies to prevent renovictions.

[RenovictionsTO](#) has information for tenants about their rights and how they can fight back against renovictions, above guideline rent increases (AGIs), and landlord's own use evictions. It also includes examples of tenants in Toronto who have organized to fight evictions and AGIs.

OTTAWA

In June 2022, City Council appealed to the province to toughen its regulations against renovictions, but also instructed staff to review its own rules intended to prohibit renovictions.

A legal report prepared for the City in November 2020 says a ban on renovictions, including legal ones, would be outside the municipality's authority.

KITCHENER

The City of Kitchener does not have an official policy or bylaw regulating renovictions, however last fall City Council unanimously approved a motion to ask the province to act to stop the practice.

The City does have a strategy, Housing for All, that tracks and monitors renovictions, but does nothing to stop them.

It has cited a powerlessness to do anything in regards to renovictions because they fall under provincial jurisdiction through the *Residential Tenancies Act*.

NIAGARA REGION

There are no official policies governing renovictions in Niagara Region's 12 local municipalities, but there are several media reports that they are a growing concern.

In 2021, former St. Catharines City Councillor Karrie Porter said she was going to ask for a staff report on the tools available to municipalities to protect residents against renovictions, and the City's Social Sustainability Pillar Committee recommended in May 2022 that the City adopt a renoviction policy.

Nothing has come from either of these requests as of yet.

CALGARY

In its Eviction Prevention Policy, the Calgary Housing Company lists the reasons "for termination either by eviction or non-renewal of lease." Of the 13 reasons listed, renovations is not included.

However, it does state that this policy does not apply in cases where “CHC is terminating leases because of sale or closure of the property or in cases of major repairs or renovations.”

NOVA SCOTIA

Effective March 2022, the province enacted rules to protect tenants against evictions due to renovations.

The rules essentially outline a process that require a landlord and tenant to come to a mutual agreement to end the tenancy following a renovation. If they can't agree, the landlord can make an application to terminate the lease.

Tenants are entitled to three-months' notice before they can be vacated, and that period does not begin until both the landlord and the tenant agree to the termination or a hearing is held and the residential tenancy officer makes a decision.

Landlords are also required to provide the tenants compensation equivalent to one to three months' rent.

Landlords who don't follow the renoviction rules may need to provide additional compensation for tenants. Additional compensation can include covering moving expenses and paying the difference between the tenants' new rent amount and the old rent amount for up to one year.

Despite the provincial rules, there are increasing reports of renovictions not just in Halifax, but across Atlantic Canada.

Rent controls are largely to blame for an increase in the practice — if landlords are limited in how much they can annually increase rents on existing tenants, they may find it more profitable to evict the tenants, hike the rate and rent the unit to new people.

SEATTLE, WASH.

Landlords in Seattle are beholden to the *Just Cause Eviction Ordinance* that requires one of 16 “just cause reasons” if they want to terminate a tenancy. If they feel one of the reasons is satisfied, they are required to provide written notice that states the specific just cause and supporting facts.

The notice period is 20 days before the end of a rental period, unless otherwise specified in one of the 16 just causes. (For example, if tenant is asked to vacate so the landlord or a member of the landlord's family can move into the unit, the notice period is 90 days.)

One of the 16 causes touches on renovictions:

Your landlord wants to substantially remodel your unit or the building where you live displacing you permanently. This requires your landlord to apply to the City for a relocation license which is approximately a six-month process. The license requirements include giving you an information packet and paying you relocation assistance if your income is at or below 50 per cent of the median income for King County. For more details, read the Tenant Relocation Assistance webpage.

AUSTIN, TEX.

There is no requirement in Austin for landlords to state why they are evicting a tenant, although it is encouraged to do so in the written notice that landlords are required to provide.

SACRAMENTO, CALIF.

The City of Sacramento has a Tenant Protection Program that requires all rental property owners to register their rental properties annually.

Tenants are protected from eviction from their unit if they have occupied it for 12 months plus a day, without just cause. These reasons include:

- Failure to pay rent.
- Breach of the rental agreement.
- Criminal or nuisance activity.
- Failure to give access.
- Necessary and substantial repairs requiring temporary vacancy.
- Owner move-in.
- Withdrawal of unit from the rental market.

STATE OF CALIFORNIA

Under state law, renovations are legal as long as the landlord is making “substantial” improvements to the property or unit that requires the living space to be vacated to complete the work. Tenants are entitled to 60-days’ notice that they are being evicted in such a case.

However, according to media reports there are concerns that the practice is increasing significantly since the state lifted a COVID-inspired ban on evictions in September 2021. Property owners are being accused of evicting tenants, undertaking minor upgrades (new paint, flooring) and then jacking up rents.

RENOVICTIONS IN HAMILTON

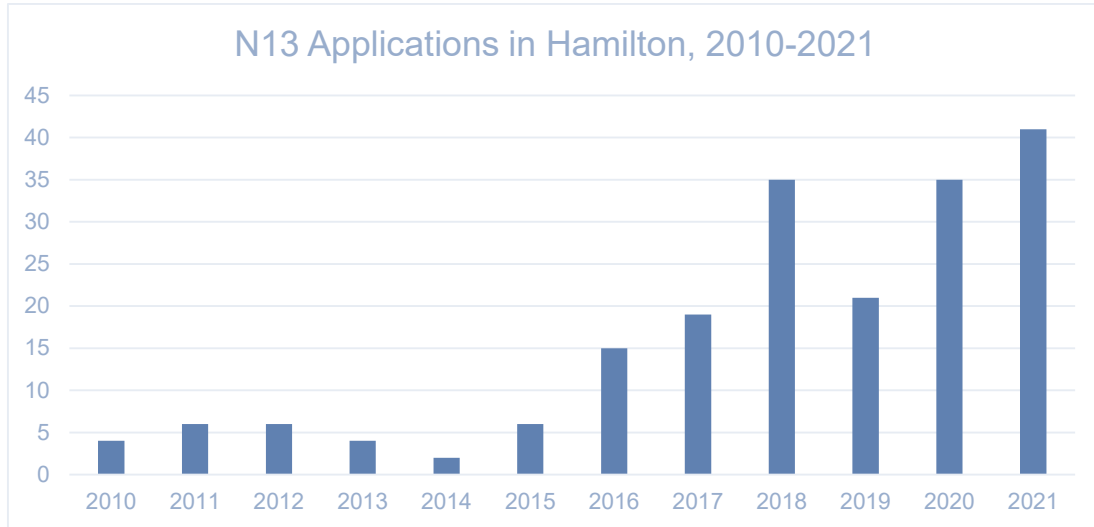
Hamilton finds itself in the same situation as the Ontario communities noted above — it is legislatively limited in what it can do, but advocates for tenants are still looking for substantive action from the city. As one tenant advocate bluntly stated: “The municipality sending a letter to the province will get zero results.”

Anecdotally, renovations are a significant issue in Hamilton, and tenant advocate groups are passionate about the issue. From the landlord perspective, we were told this is an issue of a few bad actors and not representative of the rental market in Hamilton.

One of the challenges we encountered is a general lack of data on the rental market in Hamilton to verify the claims of either side in this issue.

We can, however, look at applications to the Landlord and Tenant Board from Hamilton for N13 notices.

Issuance of N13 notices began to climb sharply in 2016, and increased an astounding 775 per cent between 2010 and 2021.

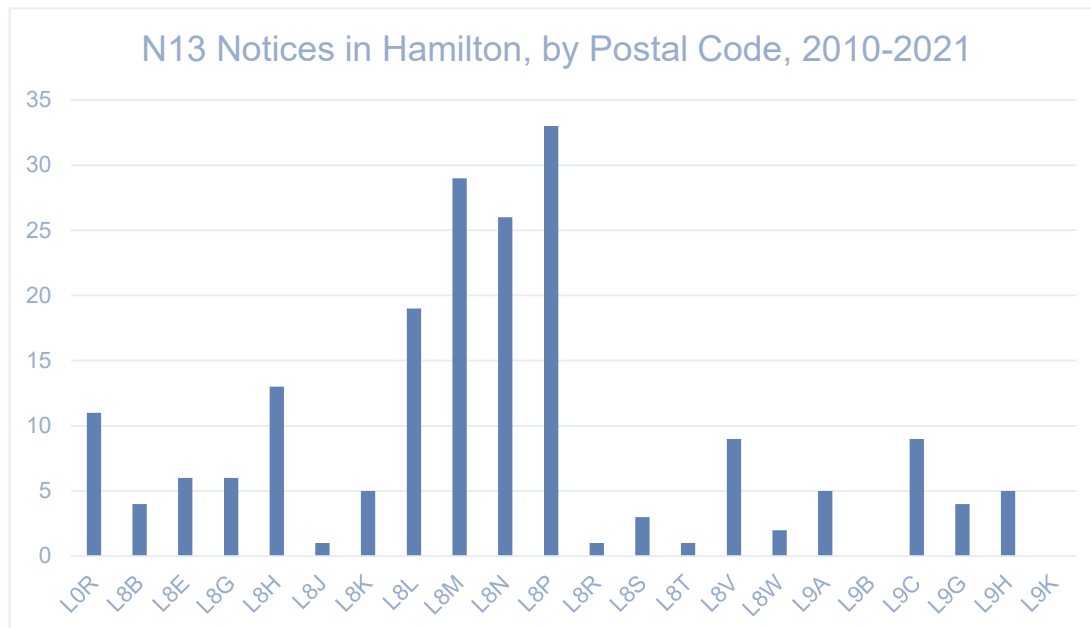


While this data is telling, there are a few points it does not cover. It does not tell us how many of these renovations were actually carried out, if those renovations were necessary, if it was possible to conduct the renovations without displacing tenants, if the proper process was followed or if tenants were informed of their rights and options.

It also does not capture instances where proper process is not followed, and tenants are renovicted without an N13.

Further, while a renoviction is a massive issue for the people involved, the raw number of N13 notices issued in 2021 (41) is a miniscule percentage in a market that has upwards of 65,000 rental households.

It should also be noted that these applications are not distributed evenly across the city.



Roughly 62 per cent of the N13 notices issued in Hamilton between 2010 and 2021 occurred in five postal code areas, roughly covering the area between Hamilton Harbour and the Escarpment between Highway 403 in the west and Ottawa Street in the east — consistent with older housing stock in the city.

It was noted by several people we interviewed that renovictions have been increasing dramatically in the Corktown and Stinson neighbourhoods, and are a problem in the North End and North Central neighbourhoods.

For comparison, six postal code areas have reported two or fewer N13s: Stoney Creek Mountain, Dundurn/Locke neighbourhoods (and the business-heavy areas of the downtown core), two areas on the east Mountain, south central Mountain (south of Stone Church between Upper Paradise and Upper Wentworth, and stretching towards Mount Hope) and a neighbourhood in Ancaster.

There is also the risk of a cyclical pattern emerging, particularly in areas like those along the Mountain Brow. Many of the buildings along Concession Street between Upper Wentworth and Upper Sherman, and those along Mohawk and Fennell east of Upper Ottawa, are reaching an age where they will need upgrades.

LEGISLATIVE SITUATION

The legislative situation in Hamilton differs from the framework in British Columbia that enabled the City of New Westminster to pass its renoviction bylaw.

In British Columbia, the powers granted to municipalities are contained in the B.C. Community Charter, which is more descriptive than Ontario's *Municipal Act*. In B.C., municipalities are granted powers to respond to community needs, and to provide good government, services, stewardship of public assets and foster economic, social and environmental wellbeing, all in relation to the community.

In Ontario, the *Municipal Act* sets out that municipalities were created by the province to provide good government.

B.C. municipalities are allowed to adopt bylaws in relation to "health, safety or protection of persons or property" with a direct reference to the B.C. *Residential Tenancy Act*. The Ontario *Municipal Act* makes no such reference

Under the Ontario *Residential Tenancies Act*, terminations are under the exclusive jurisdiction of the *Act* as set out in section 37 of the legislation. As such, municipalities cannot interfere with the process of terminating a tenancy.

Section 1 of the *Residential Tenancies Act* states: "The Purposes of this *Act* are to provide protection for residential tenants from unlawful rent increases and unlawful evictions, to establish a framework for the regulation of residential rents, to balance the rights and responsibilities of residential landlords and tenants and to provide for the adjudication of disputes and for other processes to informally resolve disputes," making it clear that this is a matter of provincial jurisdiction.

In practice, the City's efforts could be focused on education and awareness programs, expanding the Tenant Defence Fund Pilot Program for tenants displaced by renovictions and exploring whether the current rental housing licensing pilot program could or should be expanded to license rental properties across the City. The City is also in a legal position to provide incentive programs to fund capital repairs in return for affordable rents, easing the financial burden on landlords.

III. KEY FINDINGS

Following are key themes that emerged through our interviews and information collected in the online survey.

A CITY DIVIDED

To state renovations are a divisive issue would be an understatement.

On either side of the issue, there is a passionate response to the term renovation, but for very different reasons.

Tenant advocates told us they see renovations as a tool to displace disadvantaged people for the sake of better profit for the property owners. They told us of a system that is heavily slanted in favour of landlords.

In our interviews with landlords, they characterized “renoviction” as a misused term that is blowing a situation out of proportion as they invest in their properties to maintain and improve aging housing stock. It was also noted that landlords do run a business, and need to generate revenue to maintain their buildings.

There is also a distinct geographic division within the City. Renovictions are significantly more of a concern in Wards 1, 2, 3 and 4 in the lower part of the City than they are in the suburbs, rural areas or even on most of the Mountain (the Mountain postal code with the most N13 applications encompasses most of Ward 7, between Upper Wentworth and Upper Gage, from the Escarpment to the Lincoln Alexander Parkway). However, while renovations may be more prevalent in some areas of the city than others, every City Councillor we engaged expressed both sympathy for the issue and a desire to do something about it.

RENOVATIONS ARE NEEDED

Hamilton’s rental housing stock is aged — many of the buildings in the City were built prior to 1980 — and renovations are necessary both from a health and safety perspective and a quality of life standard.

But there are concerns among landlords that anytime they want to do an improvement to their property, the “renoviction” term is going to get tossed around, even if the renovation is justified and the proper process is followed.

The concern is any policy that is a blanket approach to renovations, that puts undue burden on property owners because of a few bad-faith actors, will punish the good landlords along with the bad. In turn, this will discourage both the investment to upgrade existing housing stock and the building of any new rental units — affordable or otherwise.

This raises the need to differentiate between renovations that are proven to be necessary, and those being proposed for the purposes of a renoviction.

DATA

While the statistics on N13 notices filed to the Landlord-Tenant Board Tribunal provide baseline information, those figures are just a surface-level snapshot, and do not indicate if the N13 ultimately resulted in an eviction for the purposes of a renovation, or if the tenant returned to the unit.

We heard over and over again that it is difficult to accurately assess the true extent of renovations in Hamilton. One comment we heard that sums up the general sentiment: “The scope of the problem — is it a vocal few, or a growing problem for tenants? We don’t know how bad this actually is.”

At the City level, there is a lack of data on renovations in Hamilton. Universally, people’s perceptions of renovations and the breadth of the problem are based on anecdotal evidence.

Robust data collection will build a better picture of the problem, which may then help the City devise a more effective solution.

Data can provide a wealth of information that will both humanize renovations and provide justification for whatever actions the City pursues; this information may include identifying where and when renovations are happening, who is involved, the nature of renovations in a renovation situation, whether the renovation is actually completed or if tenants needed to be evicted to complete the repairs or improvements.

It can also be used to tell the broader story of how renovations impact the general housing crisis the City faces. Displaced tenants have to end up somewhere, and that is either in another hard-to-find affordable unit, emergency shelter or on the streets — information that would be useful in developing a housing strategy.

FAIR AND EQUITABLE POLICY

Ultimately, the objective is to land on a fair and equitable policy that protects housing rights while also facilitating required and necessary improvements to housing stock — which requires ensuring landlords feel safe to invest in their properties.

Based on the feedback we solicited, an ideal fair and equitable policy on renovations would:

- Build awareness of relevant sections of the *Residential Tenancies Act* that give tenants the right to return to the renovated unit at the same rent they were paying before the renovation, and ensure tenants are educated on their rights when they are asked by a landlord to vacate their unit for the purposes of a renovation.
- Educate landlords on their responsibilities towards tenants when they wish to renovate a unit.
- Adopt a tiered approach that recognizes that it may be necessary to approach individual landlords with a small number of units differently than large property corporations with hundreds of rental units
- Fund programs to encourage the renovation of aged rental housing stock on the condition the project does not remove affordable units from the system or permanently displace tenants.
- Support for tenants who have been displaced and cannot find appropriate housing that is suitable for their income.

EDUCATION

An interesting dichotomy emerged in our discussions. Most of the people we spoke with, and among those who have completed the survey, feel the system in Ontario is heavily slanted in favour of landlords.

Anecdotally, we heard about unscrupulous practices and people among the most vulnerable being displaced with nowhere to go. There is a feeling the system is failing them.

But by the letter of the legislation, the *Residential Tenancies Act* offers tenants the very protections they are seeking — the main one being that a tenant can return to the renovated unit at the same rent they were paying pre-renovation, provided they inform their landlord in writing of their intention to do so. The legislation also sets out parameters for tenant compensation when they are displaced.

This indicates that there is a lot of room for education initiatives that inform tenants of their rights; and by extension, to educate landlords about their responsibilities under the legislation.

It is felt among tenant advocates that the bad-faith landlords count on a lack of awareness to execute a renovation, and perhaps even sidestep filing an N13.

This can be countered with requirements that tenants are supplied with information on their rights, whether at the time they move into a unit and/or at the time they are served with an N13 notice.

LICENSING

We observed a significant divide between tenants and landlords on the issue of requiring landlords to register for a license to rent a housing unit. Tenants told us they see it as part of the solution; landlords observed to us that it would exacerbate existing problems.

A Rental Housing Licence ensures the safety of the rental units and supports tenants by holding landlords accountable. The rental property must comply with Municipal and Provincial regulations, such as Electrical Safety Code, Ontario Building Code, Ontario Fire Code, Zoning By-laws and Property Standards By-law for a licence to be issued.

Due to concerns regarding “absentee landlords,” unsafe living conditions for tenants, illegal dwelling units, property standards and yard maintenance issues, staff were directed to research the plausibility of implementing a Licensing regime for rental housing units in the City of Hamilton.

On August 13, 2021, City Council approved a two-year Rental Housing Licensing Pilot Program (Pilot) for Wards 1, 8 and parts of 14. A licence is now required for rental housing units, building or part of a building with four or less self-contained units, detached homes or townhouses, if rented. Following the end of the application period (December 31, 2023), the two-year pilot will commence and subsequently a report back to council will take place outlining the program to determine its future.

This pilot will end Dec 31st, 2025.

Licensing is a relationship between the City and the licensee, which in this case would be the landlord. Licensing is a power granted to the municipality through the *Municipal Act* and has been reviewed in the case law as a permitted use of Municipal powers, depending on the licensing matter in question.

But there is caution about unforeseen impacts of licensing rental properties.

In some interviews with City Councillors, it was suggested that the City consider a tiered approach to rental housing licenses, acknowledging that the single family-homeowner who rents out a one-bedroom apartment in their basement is not necessarily facing the same realities as the property management company with thousands of units in high-rises across Hamilton.

PERSPECTIVE

In talking about renovictions, it can be easy to get caught up in legal terms and legislation, but the point was raised that at its heart, this is an issue that affects people, and often those people are the more vulnerable in our community.

We were provided many examples of tenants who have been evicted for the purposes of a renovation or are in the process of being evicted for the purposes of a renovation, some who had been in the same home for more than 10 years, and one as long as 26 years.

With the caveat that these are uncorroborated personal stories that are part of the anecdotal evidence we collected around renovictions, we heard about:

- A tenant who was pushed out of their unit for electrical work when all that was required were GFI outlets in the bathrooms and kitchens — improvements that do not require a building permit and should not require a tenant to vacate a unit for the work to be completed.
- Tactics that make a tenant's life uncomfortable or more difficult, such as:
 - Removing laundry services from the building, requiring residents to travel distances to wash their clothes.
 - Changing the building's heat source from boiler to electric, so that it goes on the tenant's hydro bill.
 - Removing storage space from a building.
 - No running water.
- Workers entering units without permission, leaving doors open and allowing pets to escape.

For several of the City Councillors, as well as the tenant advocates, the crux of the renovation issue is the recognition that housing is a human right.

IV. CITY OF HAMILTON'S ROLE

Following are some suggestions on actions the City can take to address renovictions.

1. TENANT AND LANDLORD EDUCATION

It's important that tenants understand their rights when it comes their rental unit and potential displacement, and that landlords understand their responsibilities.

There are several touchpoints where the City can share information about what a tenant is entitled to and what a landlord's responsibilities are; not just where renovictions are concerned, but in a variety of engagements with their landlord:

- Moving into a new unit.
- Annual property standard inspections.
- When a landlord applies for a building permit.

This information should be readily available at public access points online and in civic facilities like recreation centres and libraries.

Understanding the logistics of implementation and execution may make this difficult, but information on a tenant's rights and a landlord's responsibilities could be shared when a building changes ownership or management.

Engagement with tenants and landlords — whether verbal or written — should be translated to common languages used by tenants and landlords, and translation services should be available for written materials and at any tenant meetings.

2. TENANT AND LANDLORD LIAISON

To support in the education component and improve lines of communication between tenants and landlords in Hamilton, a new position could be created to act as a liaison between the two parties.

This position could:

- Share information about rights and responsibilities when a unit needs to be renovated.
- Help tenants temporarily displaced by a renovation stay in touch with their landlord in terms of timelines and the process for returning to the unit.
- Help tenants action their rights if they feel they are falling victim to a bad-faith renovation.
- Support efforts to track rental unit renovations in the city.

The City could also explore possibilities of partnerships with community organizations to defray or offset some of the cost of the position.

3. STRENGTHEN TENANT DEFENSE FUND

Created to help tenants fight rent increases, the Tenant Defense Fund can also be used to help residents displaced by renovictions or other eviction tactics.

The fund covers resources to hire professionals to defend a tenant's rights and provides meeting space and administrative services like printing and photocopying.

- Increase funding available for tenants and invest in tenant outreach.
- Create a vetted list of paralegals that have expertise and experience in representing tenants in N13 situations (with additional suggestions that this expansion also cover Above Guideline Rent Increases, N12s and T6s).
- Investigate the feasibility of following in the footsteps of the City of Toronto Tenant Support Program that provides direct access to legal services from a designated legal organization (Canadian Centre for Housing Rights).

4. STUDY OF A CITY-WIDE RENTAL HOUSING LICENSING PROGRAM

From a legislative standpoint, only the province can intervene on a termination issue between a landlord and a tenant. But the City could potentially connect The Hamilton Housing Help Centre with landlords through licensing.

A City-wide rental property licensing pilot program could provide licensing and bylaw an additional tool to make sure property standards bylaws are complied, but it would not be a specific tool for renovation issues.

While we heard licensing is a favoured tool of tenant advocates, there are risks and significant financial and resourcing costs required to implement such a system, which will be brought forward in 2025 at the conclusion of the current pilot program.

There are alternatives that may also be worth exploring, such as RentSafeTO, a Toronto bylaw that ensures apartment building owners and operators comply with building maintenance standards.

5. RENOVATION INCENTIVES

It is within the jurisdiction of the City to create incentive programs that encourage certain kinds of development or projects.

The City can explore incentives on improvements to rental properties that are tied to conditions that may include the nature and need of the renovation, affordability, tenant displacement and tenant return.

AREAS OF PROVINCIAL OR FEDERAL CONCERN

We also heard a lot of suggestions that are beyond the jurisdiction of the City of Hamilton, but would be a provincial responsibility to implement.

1. FINANCIAL INCENTIVES

There are instances where renovations are necessary, whether to replace failing equipment, address safety issues or even to modernize a property. However, there may be resistance to making these investments if landlords do not expect to see a return on the investment.

Provincial or federal incentive programs can be offered to offset the costs of renovation, with an expectation that funding is tied to taking care of tenants while they are displaced and returning to the unit at the same rent they were paying prior to the renovation.

2. PROTECTION FOR SENIORS

Among the vulnerable who are at risk of displacement via renoviction are seniors. It was suggested that a lesson could be taken from Quebec, which protects seniors who have been living in the same unit for an extended period of time.

Quebec landlords cannot evict a tenant if they or their spouse is 70 years or older, has lived in the property for 10 years or more and has an annual income that makes them eligible for low-rental housing.

3. ADVOCATE FOR A CHANGE IN THE LEGISLATION

Understanding there is nothing the City can do about the *Residential Tenancies Act* or the Landlord and Tenant Board Tribunal, several people on both sides of this issue are unhappy with the provincial legislation and how it is enforced.

While opinions varied in terms of where or how it is failing — whether a tenant advocate or a landlord advocate — the commonality is the system is not working.

It should also be noted that while Section 53(3) of the Residential Tenancies Act says tenants have the right to return to the renovated unit at the same rent they were paying, this information is lacking from the N13 form. The N13 does indicate a tenant's right to return to the renovated unit, but it does not state that that includes returning at the same rental rate as before the renovation; the N13 form that is delivered to tenants reads:

"You have the right to move back into the rental unit once I have completed the repairs or renovations. If you want to move back in once the work is done, you must give me written notice telling me you want to move back in. Also, you must keep me informed in writing any time your address changes."

The verbiage in the N13 instruction booklet, where a landlord needs the unit vacated to do extensive repairs or renovations, is similar:

"If you are giving the tenant this notice for this reason, the tenant can choose to move back into the rental unit after the repairs or renovations are complete. However, before the tenant moves out, the tenant must inform you in writing of their intent to re-occupy the rental unit. The tenant also has to keep you informed in writing of any change in their address."

The addition of information about a tenant's right to "reoccupy the rental unit at a rent that is no more than what the landlord could have lawfully charged if there had been no interruption in the tenant's tenancy" would help ensure a tenant understands their rights and a landlord their responsibilities.

4. TENANT SUBSIDIES

Noted by one of the landlord groups we engaged as something "more important than a national dental plan," it was suggested federal subsidies for low-income tenants could help them bridge from one rental unit to another if displaced by a renovation.

Whether it is a Universal Shelter Allowance or a Shelter Subsidy, it would provide funding to help people find a new place to live.

V. APPENDIX A: WHAT WE ASKED

All interviews started with a core set of common questions before breaking into a script tailored for the audience we were meeting.

CORE QUESTIONS

1. How do you define “renoviction” in terms of residential rental properties?
2. Are you familiar with province’s definition and renoviction policy?
3. Is the provincial policy too narrow, too broad, or are there other ways you would improve its definition?
4. Does the current situation favour either landlords or tenants?
5. If you think one group is favoured by the current definition, what changes would you like to see to create a more equitable standard?
6. What should be the key elements of a fair and equitable renoviction policy?
7. What role should the City play when it comes to renovictions?

TENANT ADVOCATES

1. Do you think that landlords should be able to evict tenants solely for the purpose of renovations?
2. How can we best manage situations where the required renovation is legitimate?
3. If you were to be given a notice that you needed to move to accommodate a renovation, how long do you think you would need to secure new housing, and prepare to move?
4. Would you be able to find suitable new housing at a rental rate that is comparable to what you are paying now?
5. What would you consider to be reasonable notice given to tenants in cases where a landlord wants to renovate a unit?
6. Have you or someone you know personally been subject to what you would consider a renoviction?
7. Can you describe some of the circumstances throughout the process including:
 - a. the amount of notice provided
 - b. the manner in which notice was given
 - c. the terms initially offered
 - d. any changes to the original terms that were negotiated
 - e. any financial incentives or penalties discussed
 - f. whether an offer to remain was provided
 - g. whether there was any offer of assistance in finding new housing
 - h. any other circumstances you think might be relevant
8. What would be your recommended approach for best managing the renoviction issue?

LANDLORD ADVOCATES

1. Do you think property owners should be able to evict tenants solely for the purpose of renovations?
2. Have you gone through the process of needing to relocate a tenant for the purposes of conducting renovations?
3. What was the purpose of the renovations? For example, were they purely cosmetic, to increase the size of a unit, to complete necessary repairs or structural work?
4. What would you consider reasonable notice to give a tenant in cases where you need them to relocate to conduct renovations?
5. Do you have concerns that relocating tenants to conduct renovations, creates a cycle of escalating rental rates that could make finding new tenants difficult?
6. What protections should be in place for property owners wanting to upgrade a rental property?
7. What protections should be in place for tenants living in a rental unit that requires an upgrade?
8. What would be your recommended approach for best managing the renoviction issue?

CITY STAFF

1. What has been the City's approach to renovictions?
2. What are your thoughts on the provincial policy regulating the renoviction process?
3. Does the current definition favour either landlords or tenants in your opinion?
4. If you think one group is favoured by the current definition, what changes would you like to see to create a more equitable standard?
5. What level of government is best suited to oversee and regulate renovictions?
6. What should be the key elements of a renoviction policy?
7. What role should the City play when it comes to renovictions in Hamilton?

CITY COUNCILLORS

1. What have you heard from constituents on this issue?
2. In your estimation, how widespread are renovictions in Hamilton?
3. What are your thoughts on the provincial policy that regulates evictions for the purposes of renovations?
4. Is the provincial policy too narrow, too broad, or are there other ways you would improve it?
5. Does the current policy favour either landlords or tenants in your opinion?
6. What changes would you like to see to create a more equitable standard?
7. What should be the key elements of a renoviction policy?
8. What role should the City of Hamilton play in regulating the renoviction issue?

9. What are your thoughts on licensing rental properties?
10. Do you have any suggestions to improve data collection at the city level on this issue?

VI. APPENDIX B – SURVEY RESULTS

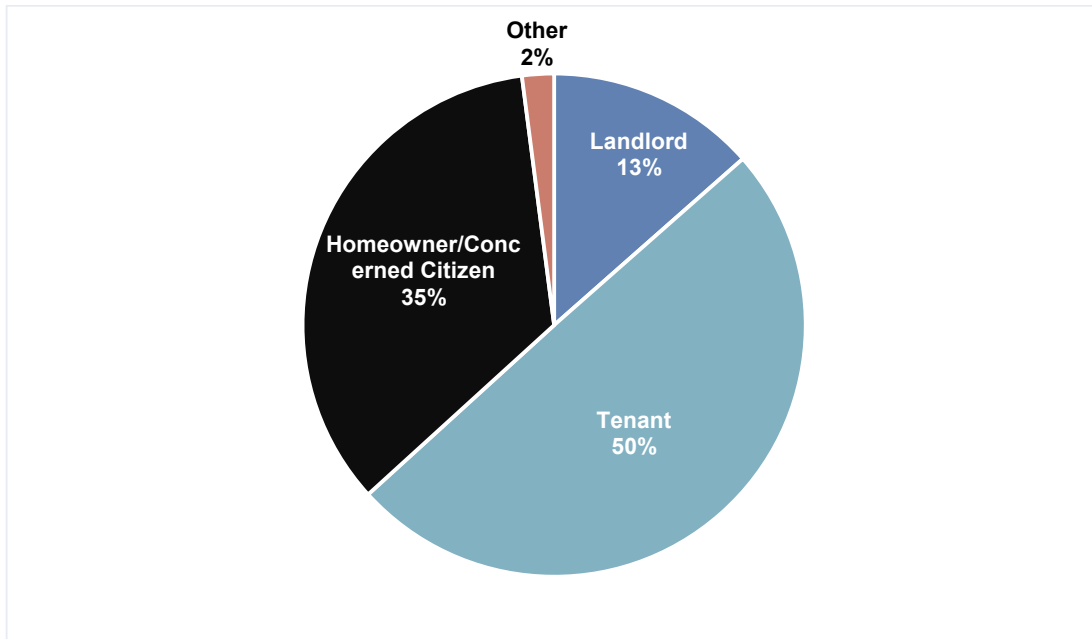
The online survey collected data between February 13th and March 7th, collecting a total of 585 responses.

It must be noted that this survey was not developed nor administered with scientific precision to a random sample; rather, it was posted on social channels and shared among networks via the stakeholders that we engaged.

So while the results may not carry scientific weight, they do paint a picture of sentiment in the community.

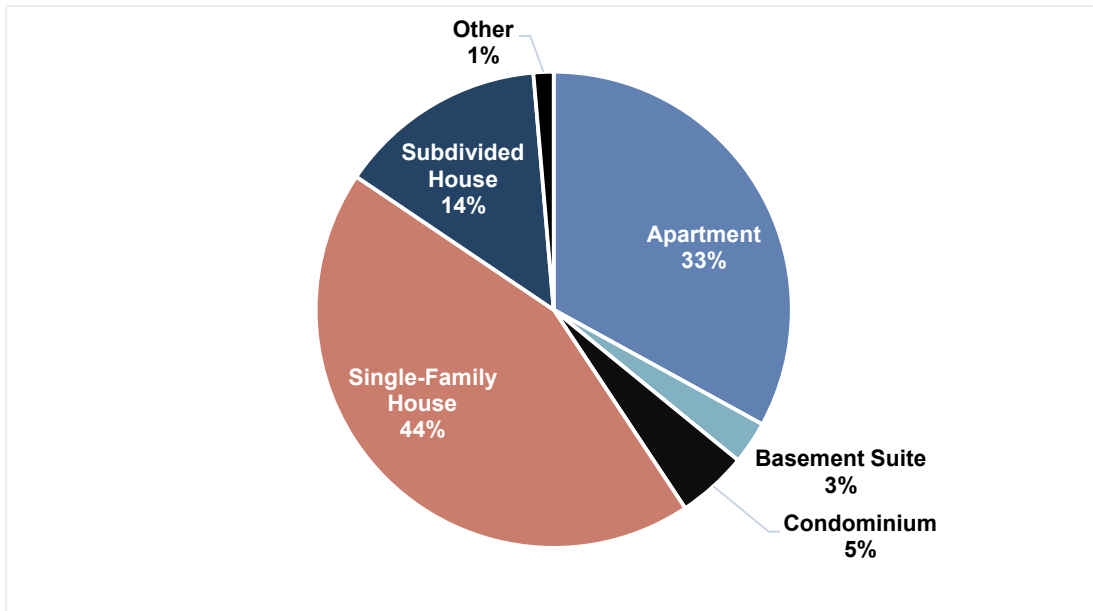
1. What do you consider yourself as? (Select all that apply)

Fully half of the respondents to the survey identified as a tenant, while a little more than one in 10 identified as a landlord. More than a third are homeowners or citizens concerned about the renovation issue.

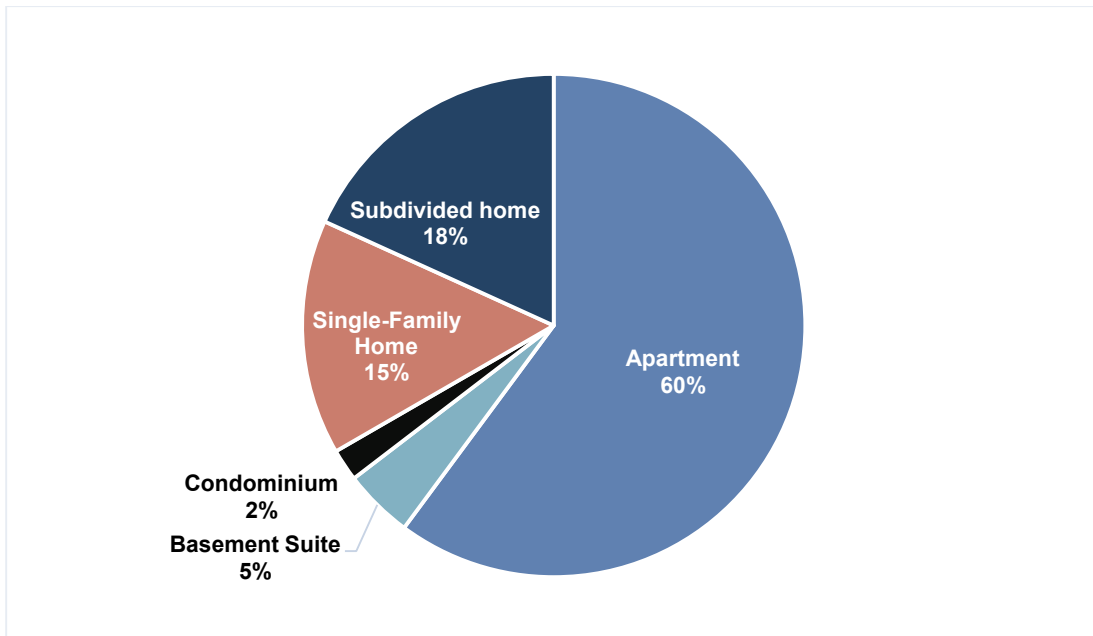


2. What type of home do you own/rent?

Fully half of the people who responded said they live in an apartment, basement suite or subdivided house, an indication that they are tenants. Interestingly, the largest single group in this question are people who seemingly do not have hand in the renovation issue, as they are the owners of a single-family home, and not landlords or tenants. However, they still felt passionately enough about the issue to respond.

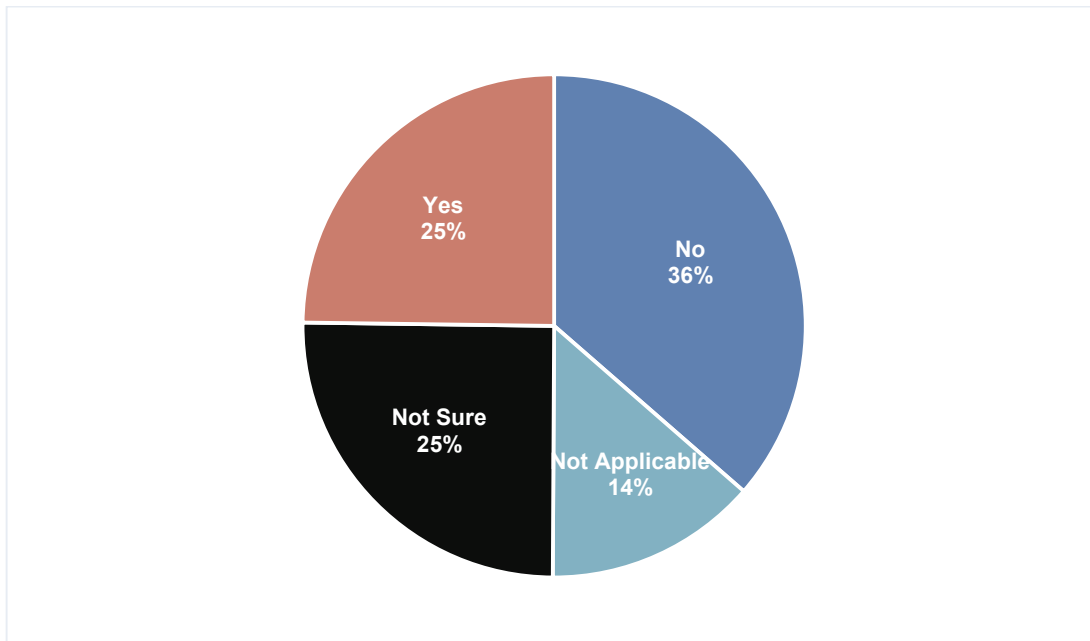


Among the tenants, three of every five are apartment dwellers.

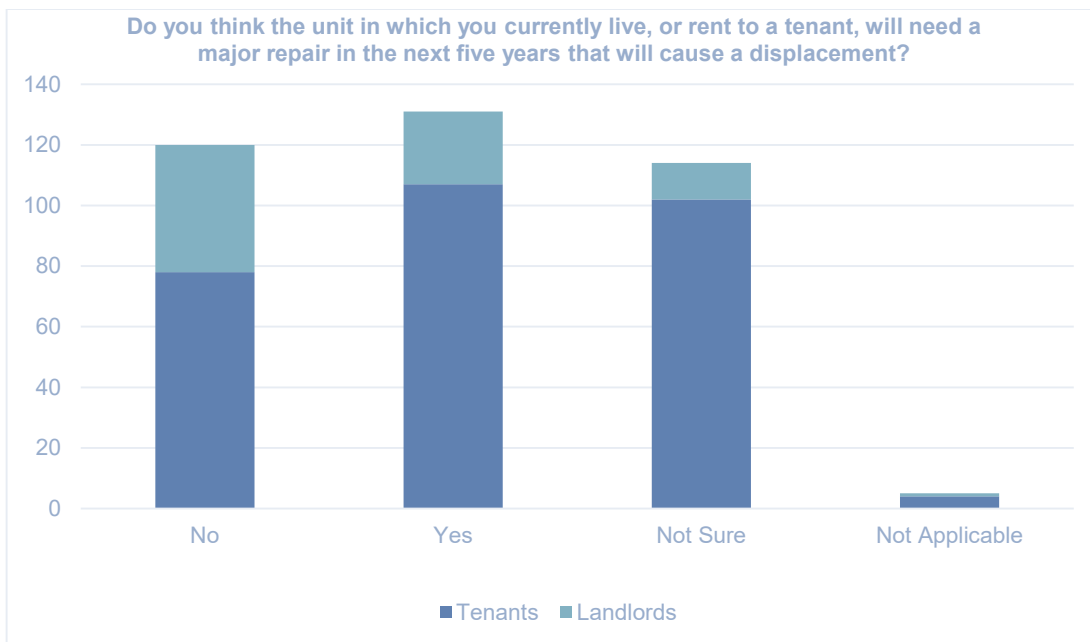


3. Do you think the unit in which you currently live, or rent to a tenant, will need a major repair in the next five years that will cause a displacement?

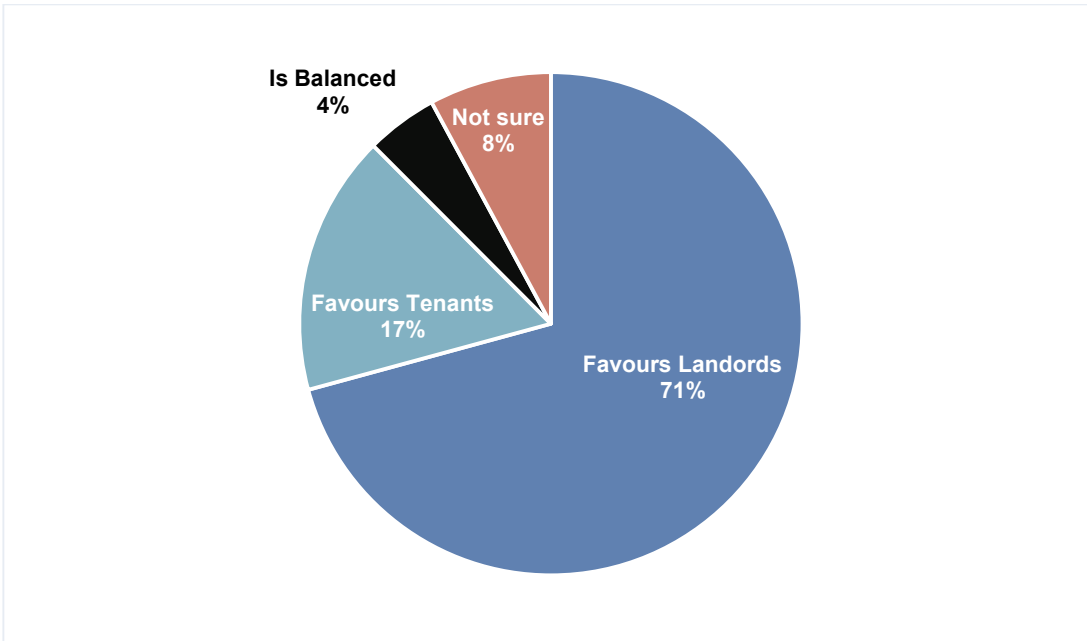
There was a relatively balanced split forecasting whether a renovation will happen or not.



Interestingly, among those who identified as landlords, 30 per cent predict they will need to undertake a renovation that will require displacement, and 37 per cent of tenants feel they will be displaced for the purposes of a renovation. But there remains a level of uncertainty in terms of what the future holds — 21 per cent of tenants and 15 per cent of landlords are unsure if a renovation will happen in their space.

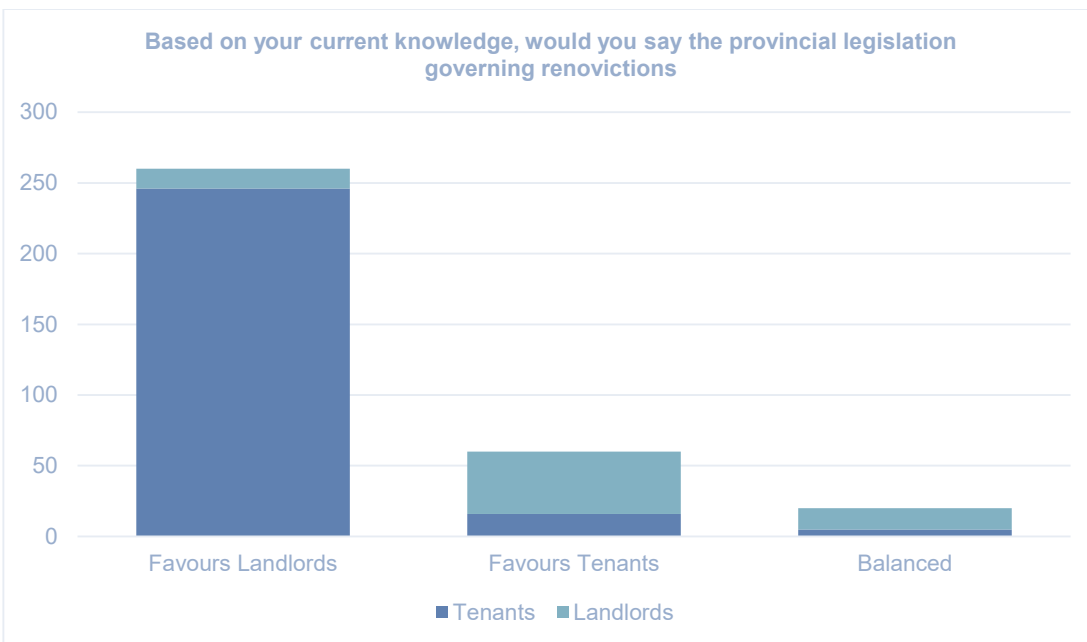


4. Based on your current knowledge, would you say the provincial legislation governing renovations:



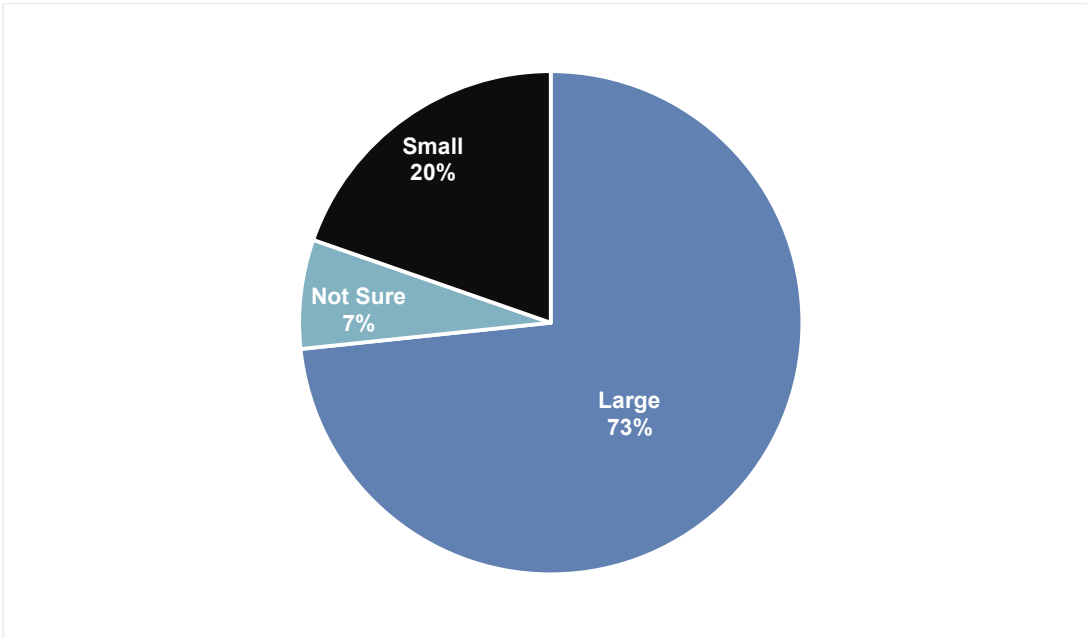
Based on tenants comprising a larger proportion of the respondents, it is not surprising to find more than seven in 10 respondents feel the provincial legislation governing renovations favours landlords, with only four per cent feeling that the legislation is balanced.

Not surprisingly, tenants were more likely to feel the legislation favours landlords, and landlords were more likely to say it favours tenants. Landlords were also more inclined to feel the legislation is balanced.

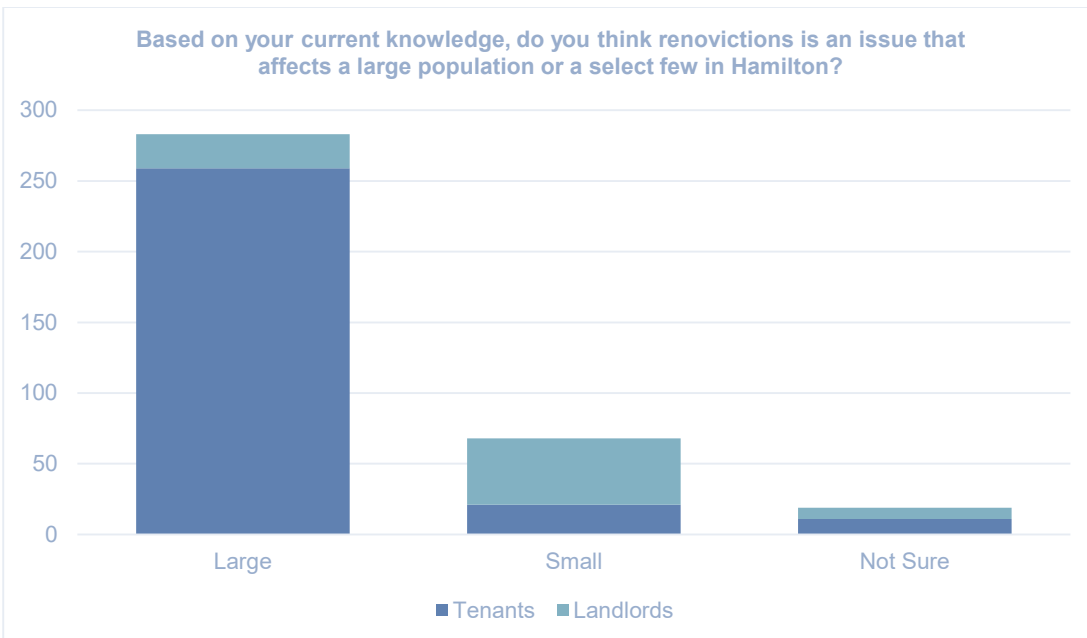


5. Based on your current knowledge, do you think renovations is an issue that affects a large population or a select few in Hamilton?

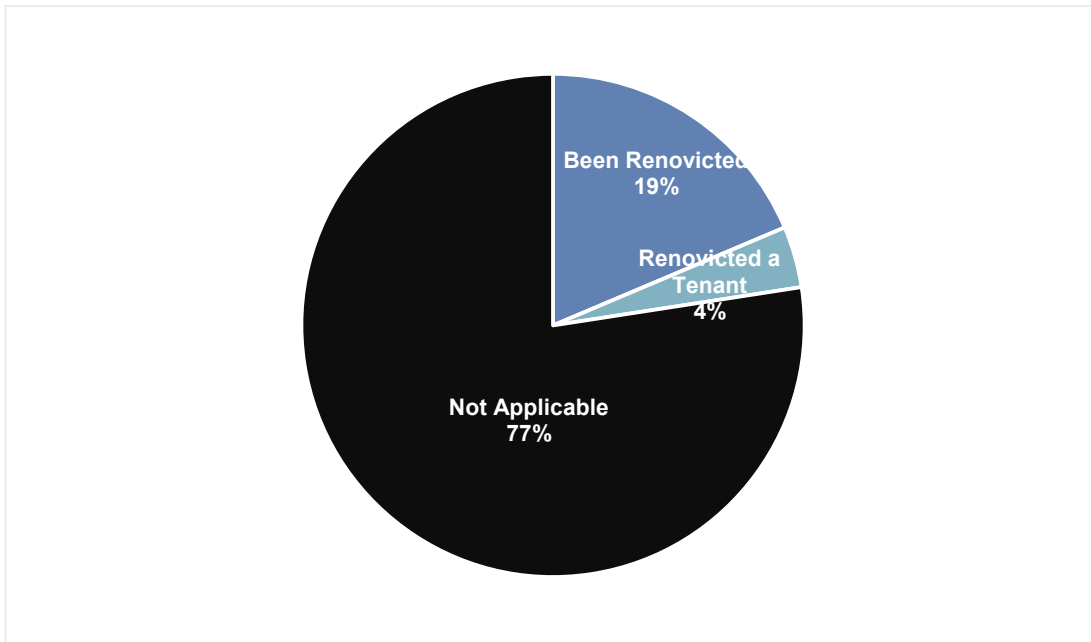
Nearly three-quarters of respondents feel renovations are large issue in Hamilton, while only one in five think it is a small issue.



Tenants are more likely to see renovations as a large issue compared to landlords.



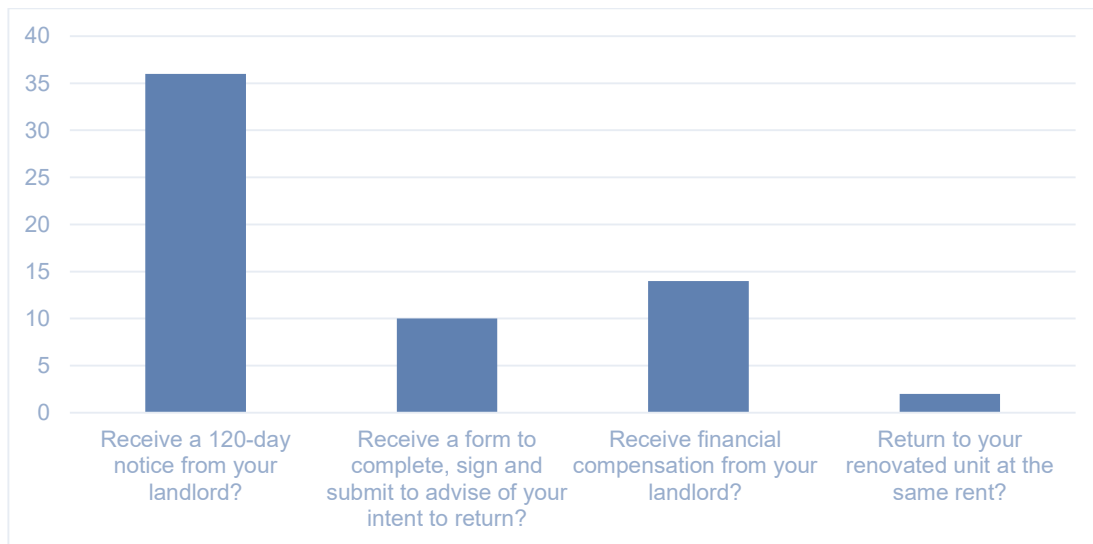
6. Have you ever:



One in five of our respondents report experiencing a renovation, but more than three-quarters say this is an issue that is not applicable to them. Those reporting being renovicted are almost exclusively tenants, with 31 per cent of tenants saying they have been renovicted, and a further eight per cent of respondents who are currently homeowners or other indicating they had also been renovicted in the past.

Only 16 per cent of the landlord respondents indicated they have evicted a tenant for the purposes of a renovation.

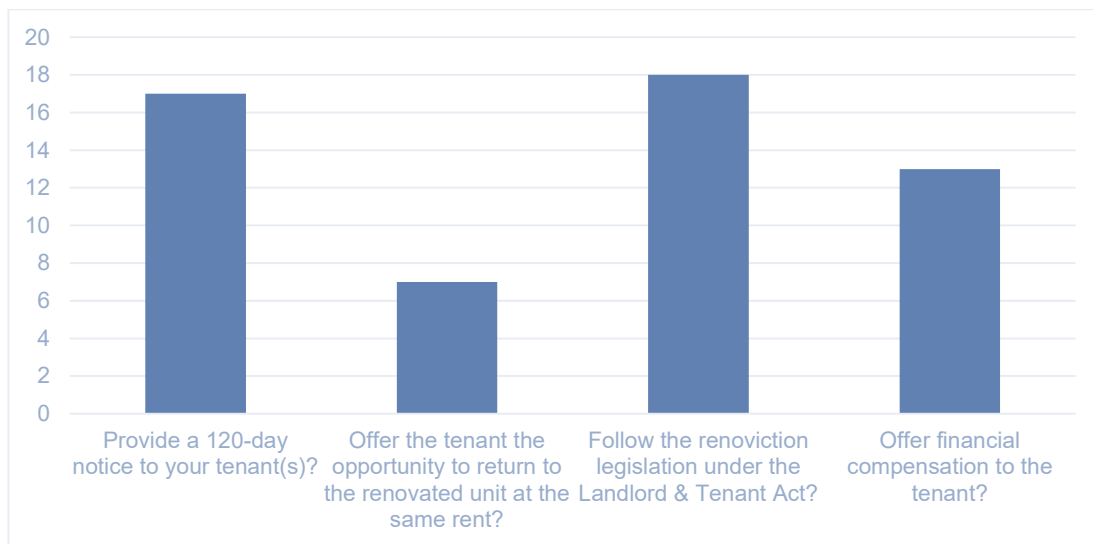
7. If you have been evicted for a renovation, did you (select all that apply):



NOTE – the above graph does not include the 318 respondents who replied "Not Applicable."

Of note in this section is the small number of tenants who signed and submitted notification to the landlord about their intention to return to the unit following the renovation, and the number who actually returned to the renovated unit at the same rent they were paying prior to the renovation.

8. If you are a landlord who evicted a tenant for a renovation, did you:



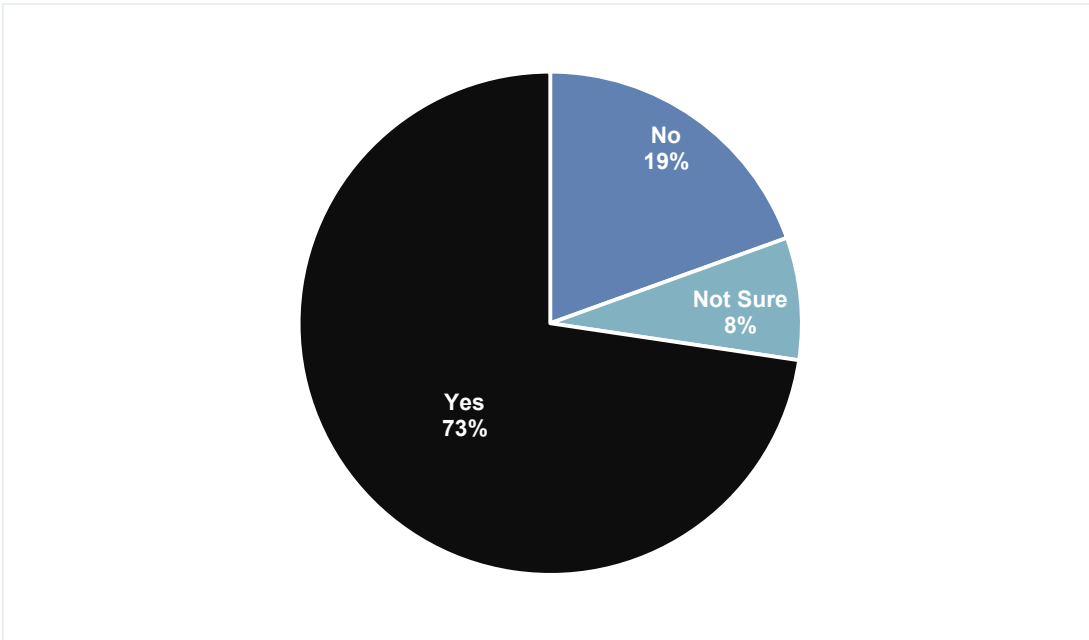
NOTE: The above graph does not include the 291 respondents who replied "Not Applicable."

Again, the number to note here is the low number of tenants who were offered the opportunity to return to their unit at the same rent they were paying before the renovation.

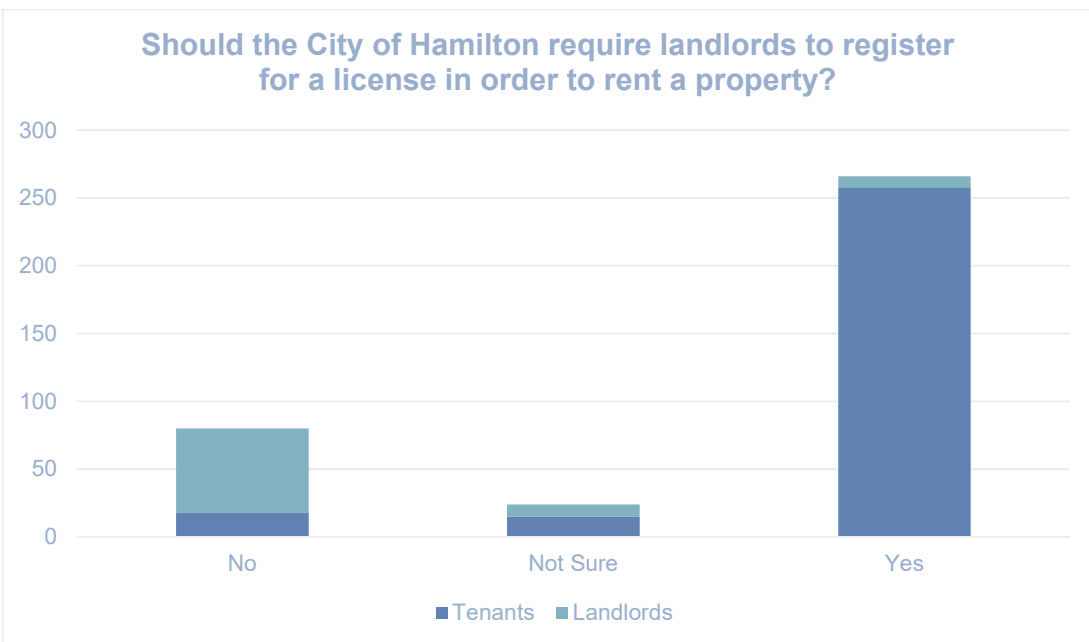
In both questions 7 and 8, the vast majority noted that these questions were not applicable.

9. Should the City of Hamilton require landlords to register for a license in order to rent a property?

Nearly three-quarters of our survey respondents favour the idea of licensing rental properties, and only one in five are opposed.

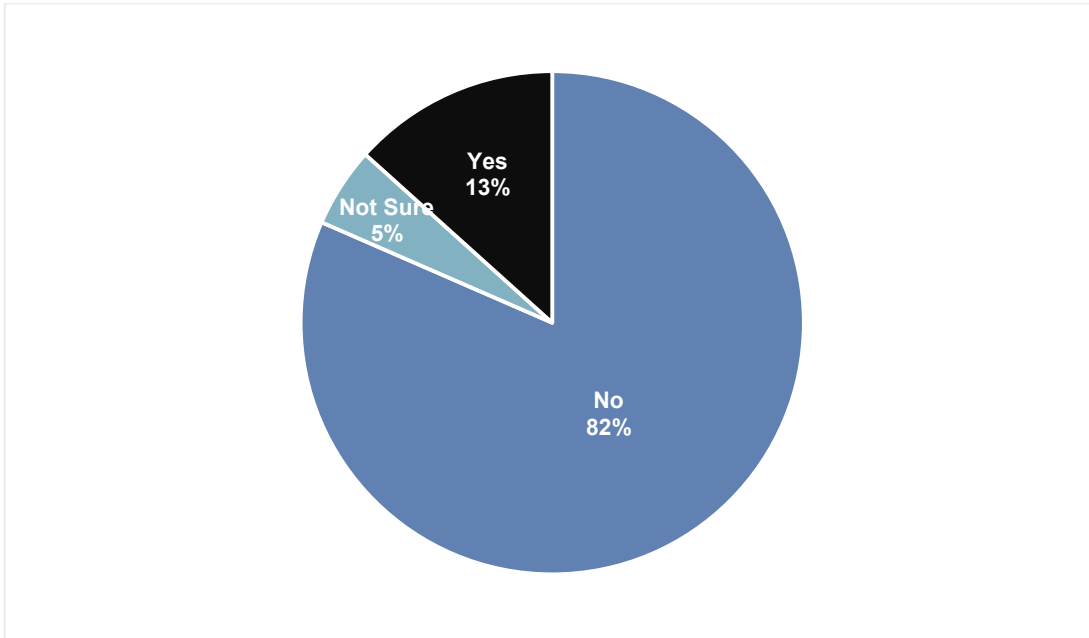


The concept of licensing rental properties was much more popular among the tenant group than it is among the landlords.

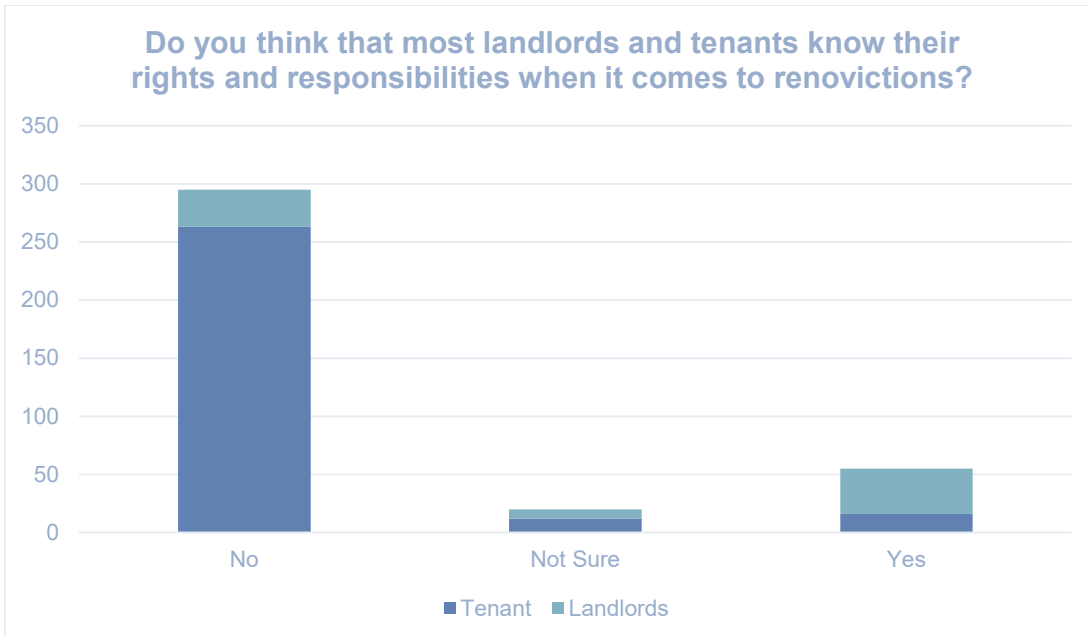


10. Do you think that most landlords and tenants know their rights and responsibilities when it comes to renovations?

From both the landlord and tenant perspective, there is a feeling that there is a lot of room for more education on the rights and responsibilities when a rental unit is to be renovated.



Landlords are more likely than tenants to feel that there is enough education on this issue.

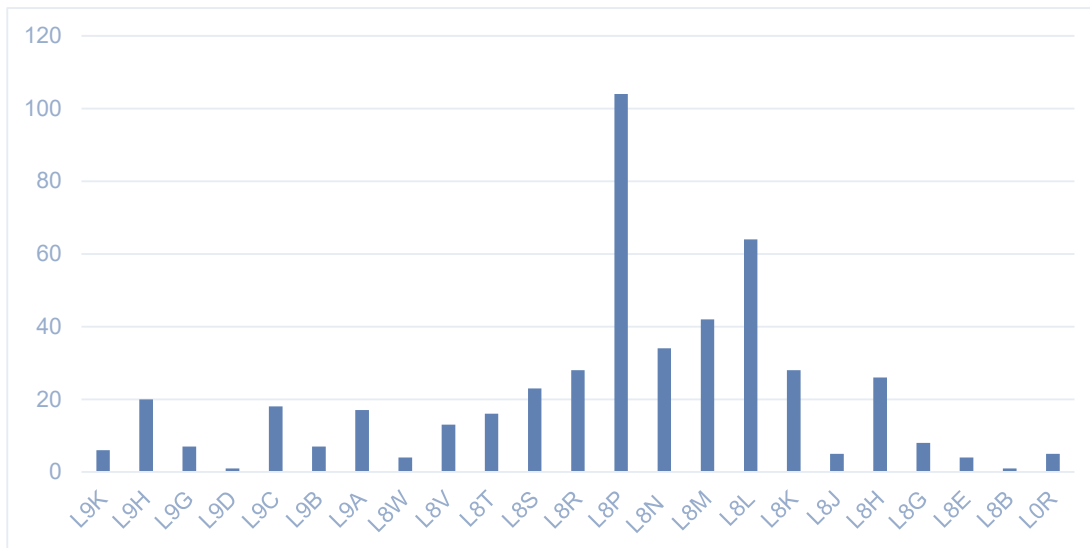


11. What role should the City of Hamilton play in a renoviction situation?

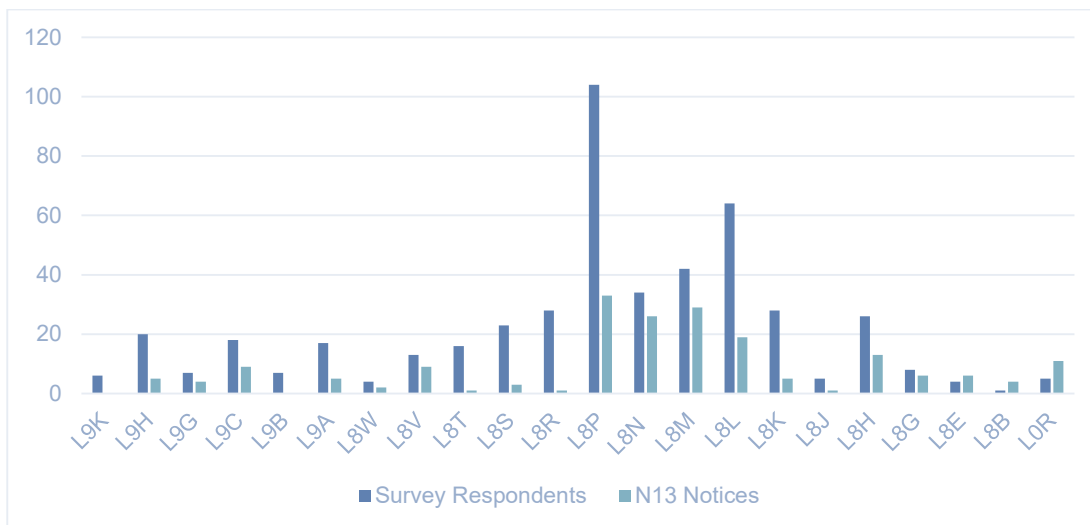
Open ended question. See Comments below for a list of the responses.

12. In what postal code do you live?

The largest proportion of our respondents reported from the L8P area code, which incorporates significant portions of Wards 1 and 2 — roughly the area between King Street West and Escarpment between James Street and Highway 403 — and the L8L area code between King Street West and the Harbour and from Bayfront in the west and Ottawa Street in the east (the city’s North End, North Central, Landsdale and Gibson neighbourhoods, plus the Stiplely neighbourhood around Tim Hortons Field).



The area codes of our respondents roughly mirrors the distribution of N13 notices in the city between 2010 and 2021 — where response was high, there was also a tendency that more N13s had been used in that area code.



COMMENTS

What do you consider yourself as? (Select all that apply)	What role should the City of Hamilton play in a renovation situation?
Social Service Provider	As a start, address the the complete ineffectiveness of By- Law enforcement in addressing housing issues.
Potential Tenant	Stepping in when wrongful renovations are taking place and setting up a registry for all landlords who want to start leasing spaces to tenants.
Paralegal	None, where the city does not own the unit. Keep politics out of small owner private business.
Paralegal	<p>Pass bylaws to govern landlords and have a registry of N13's available to the public.</p> <p>Educate both tenants and landlords and make property standards tantamount.</p> <p>Have landlords register at the board and available to the public, and lastly, have inspectors available to view the properties before issuing a building permit.</p>
Moved back in with parent	To make sure the people getting evicted have a home to go too
I'm both	The city doesn't have a role as the province has legislation which covers this situation. Having two levels of government involved in the same issue is inefficient and overkill.
Housing manager	License all renovations
Housing First Case Manager / Home Owner / Concerned Citizen	Licensing, regulation, education, partnership with provincial and federal to provide more protective measures to tenants
Homeless after 23 year rental of \$685 MTH homeless 2 years with broken bones n disabilities. This new Canadian way pfft	<p>Stop foreign monies .!</p> <p>Require more proof landlord is PERMANENT RESIDENT .</p> <p>Enforce Rent Control SINCE 1980 s .</p> <p>Enforce Health Issues.</p> <p>Require proof</p> <p>Believe Tennant's !!</p>
Friend helping to persons who have received eviction notices	There must be laws created that required landlords to pay for temporary accommodations while any renovations are undertaken. The tenant must be guaranteed a return to their

	home at the same rent. Enforcement of these conditions must be strong with hefty fines and loss of rental license.
former small landlord	Education, support, prevention/enforcement
Current homeowner, renocted in 2020	A provision regarding landlords having increased responsibility to assist any displaced tenants who wish to return after renovation to find adequate affordable temporary residence is needed. While it is all well and good to have a right of first refusal policy to allow tenants to return at same rent, it is currently next to impossible to find the necessary temporary living arrangements at a reasonable cost for tenants to actually benefit from this right.
A Landlord	If the city will not grandfather or make it easier for ward one landlords to continue renting current buildings (and finding some middle ground in order for them to obtain a license) then you will find more units off the market and renoction. We are currently in that position now and will need to either renoct three units or remove one unit and evict renet for non compliance in order to get a license
A Landlord	it is already governed by LTB. No need to add another layer of bureaucracy.
Neither (A concerned citizen / homeowner)	Defend affordable housing and condemn displacement of hamilton residents
A Tenant	Yes My balcony door been broken for passed two years and the landlord is not doing anything about it. In winter all windows get frozen but no one is replacing it
A Tenant	Ensuring tenants remain housed in safe and affordable living conditions. Ensuring landlords do not violate tenant rights. Ensuring tenants have access to legal information and advice. Advocating for improved renoction legislation at the provincial level and implementing municipal renoction bylaws that protect tenants.
Neither (A concerned citizen / homeowner)	n/a
A Tenant	I think repairs should be kept up to day when issues are small rather than the choice of displacing a lot of mostly long term people just for greet- rents are almost all of most people's income and a cap should be put on rent increases- affordable rent needs to be more than "Hamilton Housing"
A Tenant	The city should start requiring licensing from landlords, mandatory checkups on the status and state of buildings as well

	as expect landlords to provide proof of work to governing bodies as well as accommodations and housing for displaced tenants, etc
A Tenant	The city has nothing to do with it and should not get involved unless a tenant won't leave
Neither (A concerned citizen / homeowner)	Renoviction is a pejorative term. The overwhelming number of renovations that necessitate the Tenant to vacate the unit temporarily are legal and are intended to improve the quality of housing. The premise of this survey should be questioned based on the use of terminology which is 'leading' - its driving the reader to assume all Landlord led renovations are purposefully done to evict Tenants, which could not be further from the truth. Any report on these results should acknowledge the implicit bias in the survey design.
Neither (A concerned citizen / homeowner)	The matter is covered under Provincial Legislation and the City has no right to try and circumvent that
Neither (A concerned citizen / homeowner)	They need to step in quicker and enforce bylaws aimed at protecting tenants
A Landlord	
Neither (A concerned citizen / homeowner)	<p>This is a legal process that is 100% provincial jurisdiction regulated through the RTA adjudicated through the LTB.</p> <p>As per the Planning Act, the City is responsible for the Urban Official Plan which already regulates conversions and demolitions. As Housing Service System managers the City is responsible for providing information to Tenants and Landlords and Housing services and supports as needed.</p> <p>There is zero role to play funding legal supports for Tenants or Landlords as this is already funded via Legal Aid Ontario and not connected with the Board in any way.</p>
Neither (A concerned citizen / homeowner)	There should be a number people can call to report a renoviction attempt
Neither (A concerned citizen / homeowner)	Protect renters! Ensure heating , air conditioning and water availability are enforced
A Tenant	Ensure that the tenant is allowed back at the same rental rate.
A Landlord	Fight for Tenants - you will lose the bad landlords, and keep the rest. (Hopefully if done aggressively enough)

Neither (A concerned citizen / homeowner)	Needs to be better protection and support for the renters that find themselves in a renoviction situation.
Neither (A concerned citizen / homeowner)	Preventing exploitative practices by landlords and property companies, especially forcing lower income people into more precarious housing access.
Neither (A concerned citizen / homeowner)	Legislate to protect tenants from renoviction/ eviction under false pretense/ duress
A Landlord	Eviction for renovations, Repairs and Conversion is already governed by the Ontario government and the LTB. I do not think another layer of government (city) needs to play a role.
A Tenant	
A Landlord	Advocate for increasing housing and food allowance from OW and ODSP to the current market prices.
A Landlord	No role; legislation already exists for renovictions and avenues for complaints are in place. If anything, more staffing is needed for the Landlord and Tenant Board to deal with complaints in a more timely manner. Adding another bureaucratic layer to landlords is like killing the goose that lays the golden eggs. Landlords serve an important service to the community by providing housing.
Neither (A concerned citizen / homeowner)	Follow the new B.C. landlord-tenant act ... seems fair to both landlords and tenants
A Tenant	Support tenants. Follow renoviction process to ensure landlord does not use it to evict unnecessarily.
Neither (A concerned citizen / homeowner)	
Neither (A concerned citizen / homeowner)	As New Westminster BC did, Hamilton should require all landlords to take out a license to run a residential rental business. And a condition of the license should be that before an eviction notice can be issued for a renovation, the property owner must provide alternative accommodation during the renovation and offer a return to the renovated unit when the work is done, at the previous rent, or to another comparable unit in the same building on the same or better terms as the old unit.
Neither (A concerned citizen / homeowner)	A by-law preventing landlords from increasing the rent by more than a pre-determined percentage when units are renovated or turned over or a combination of both.

A Tenant	Oversight - protect tenants, especially vulnerable ones. Too many loop holes for landlords to use to evict tenants just so they can raise rent to market rate (instead of set annual rate for their current tenants).
Neither (A concerned citizen / homeowner)	Creation of more rules to regulate landlords and enforcement
Neither (A concerned citizen / homeowner)	unsure
Neither (A concerned citizen / homeowner)	Stop it some how.
Neither (A concerned citizen / homeowner)	Ensure tenants protected
Neither (A concerned citizen / homeowner)	Limited, they should require everyone to be aware of their rights (like have landlords provide a city made handbook when a lease is signed) but in terms of licensing I don't think that's required.
A Tenant	If apartments are very run down then they should be repaired, perhaps the tenant could offer a percentage
Neither (A concerned citizen / homeowner)	Mediate
A Tenant	The city needs to be protecting the people. We need healthy affordable homes, but the city would prefer to let foreign developers come in and displace low and mid income tenants
Neither (A concerned citizen / homeowner)	Sometime if policy and arbitration since the landlord and tenant board seems useless.
A Tenant	None. Focus on the failing infrastructure
A Landlord	The government needs to equally protect Tenants and Landlords & provide hearing at the LTB in a timely manner (not the correct 9 plus months).
Neither (A concerned citizen / homeowner)	Not allow the price to go up in rent
A Tenant	Assure that evictions are done in a professional manner and that it's not just to move a family member in or up the rent. They should have a timeline for the renovations and should have inspectors who follow up if that is the reason that the landlord gave for the eviction

<p>A Landlord</p>	<p>None. Ontario tenant board governs landlord tenant issues. The landlord tenant board could use an over haul. Currently landlords cannot improve failing properties. Many properties have not been maintained and have been mismanaged and need repair. There is no way to renovate a property and keep it in good repair and energy efficient condition. Without being able to raise rents. To cover costs. The government restricts small and large landlords from being able to maintain properties. Landlord tenant board is largely in favour of tenants. LTB IS not allowing for rent increases inline with inflation and interest rates.</p> <p>Current system is very unfair to landlords. If a property has to be distressed to the point it has to be demolished or an order put against property. Is letting property go to far.</p> <p>Before renovations can be completed without having to provide unit back at same rent.</p> <p>I'm all for providing housing for everyone. If the LTB / government wants to add more affordable rental stock. I believe the answer would be for the government to pay the difference to landlords between protected rent of low income individuals and market rent. This would stop demonizing landlords trying to maintain and improve property. Which is overall beneficial to community, economy, vast majority of tenants and landlords large and small that live and work in the community. I think tax funds would be better spent to create more rental units than regulations. By supporting landlords and subsidizing at risk individuals. As well as government building or providing funds to build more low income rental stock.</p> <p>Who will want to be a landlord when you have no control over your property?</p> <p>Making things harder on landlords will harm rental stock. My opinion.</p>
<p>Neither (A concerned citizen / homeowner)</p>	<p>There are companies trying to turn some of these old, run down buildings in Hamilton into nicer buildings that would attract better tenants. The city needs to help with this as it is great for the city. Hamilton needs a revamp and not many are doing anything about it! Too many undesirables taking up needed space in these buildings.</p>
<p>A Landlord</p>	<p>none</p>
<p>A Tenant</p>	<p>Stop the renovations when the building has occupants and have a city building inspector review the conditions that are necessary for a tenant to be relocated if is for safety reasons, the landlord should be responsible for having the same tenant return at the same rent.</p>
<p>A Tenant</p>	

Neither (A concerned citizen / homeowner)	Make sure everything is legal. The landlord should have to justify that the renovations are required.
A Tenant	Require landlords to pay for tenants' accommodation fees that exceed their current rent, while they're waiting to move back home
Neither (A concerned citizen / homeowner)	<p>Create policies and controls around rental properties. Specifically around controls regarding renovations. The burden of tenant placement is put on the landlord. If landlords want vacancy for renovations they must accommodate tenants in alternative housing (comparable size and location) for the duration of the work at the SAME rent OR with the tenant's agreement enter into a new lease at a different but similar unit at the SAME rent. Moving assistance (tenant's choice of an insured moving company arranged by the landlord OR compensation). Extra support for vulnerable tenants (transportation to temporary housing unit and packing assistance for those with mobility impairments).</p> <p>Any tenant engagement and required tenant meetings must include a representative from the City of Hamilton and community groups that support tenant rights if requested All written communication to tenants must be translated with common languages spoken by tenants in the buildings, and translation services must be provided at tenant meetings.</p> <p>Building maintenance must continue after a notice of renovations. Frequent communication to tenants during the renovations to share timeline on returning to units</p> <p>Annual inspections to apartment buildings should include proactive tenant education (information communicated / left at doors informing tenants of their rights and available city programs and contact information for community groups .</p> <p>Tracking when apartment buildings are sold (transfer of licence) and immediate proactive tenant outreach to inform tenants of their rights</p>
Neither (A concerned citizen / homeowner)	The City should be responsible for ensuring that any renovation is being done for safety reasons and not motivated by profit, and ensure that displaced tenants are properly and securely re-housed.
A Tenant	Policing and adjudication, if possible
A Tenant	Create landlord licensing that prohibits illegal evictions
A Tenant	<ol style="list-style-type: none"> 1. Create landlord licensing system that strictly prohibits illegal evictions in Bad Faith. 2. Create a system similar to New Westminster, BC which clearly

	<p>addresses and prevents illegal evictions and holds landlords more accountable, in terms of offering same unit or replacement unit at SAME RATE as per the RTA / LTB regulations.</p> <p>3. Support Low and fixed Income and vulnerable tenants with funds to cover legal counsel expenses to help defend themselves from illegal evictions.</p>
A Tenant	<p>Refer to a group of paralegals / legal representatives that are experienced in illegal evictions to help tenants defend themselves. Check that the landlord has valid licensing and check to make sure the eviction does not violate terms of licensing. Assist tenants with a legal defense fund to assist low income tenants with legal expenses related to illegal evictions. Ensure tenants are able to return to the same unit at the same rental rate, or offer another suitable unit at the same rental rate. Track and record illegal evictions in our city considering the province is not tracking this information.</p>
A Tenant	<p>The city should not allow landlords to evict tenants for renovation purposes.</p>
A Landlord	<p>Nothing. Let the landlord and tenant sort it out</p>
Neither (A concerned citizen / homeowner)	<p>None! People wonder why there is a shortage of rental units.</p>
Neither (A concerned citizen / homeowner)	<p>Ensure that objective reasons, rights and responsibilities are clearly laid out, broadly distributed, followed and that landlords are held accountable for misusing the system</p>
A Tenant	
Neither (A concerned citizen / homeowner)	<p>The city needs to see the tenant is found suitable accommodation and is the Reno being done just to raise rents to current market value.</p>
A Tenant	<p>Funding and enforced regulations, not by police.</p>
Neither (A concerned citizen / homeowner)	<p>Ban the practise</p>
Neither (A concerned citizen / homeowner)	<p>There should be a full online tutorial about being a land lord and accountabilities. As well, an online tutorial for being a tent. This should be Sign off document that is exchange by both parties. City of Hamilton should be the auditor and arbortraitor and should be accountable to enforce immediate fines. Govern.</p>
A Landlord	<p>City of Hamilton should play a role in the situation that provides a fair analysis of costs associated with the renovation aswell as</p>

	<p>cost of not having the renovation complete aswell having the health and safety of the tenant in mind.</p> <p>To nurture a growing economy in the Hamilton housing. Property owners must be able to complete improvements on their properties to create a more appealing environment for both city and tenant.</p>
Neither (A concerned citizen / homeowner)	There should be a city bylaw prohibiting renovictions.
A Tenant	Renovictions should be illegal and the city should fine the landlord
A Tenant	
A Landlord	none- stay out of it- too much regulation already- landlord tenant board is broken- in favour of tenants- if you want landlords to provide decent housing , provide them with an incentive to make a profit
A Tenant	Build more housing and staff-up the landlord tenant boars for faster hearings
A Tenant	land lord licensing program that ensures tenants have a place to stay while renoviction is taking place at the same rent that they were paying . Kicking people out with no place to go is criminal. This will force landlords to be responsible and tenants can come back to the place they were living.
Neither (A concerned citizen / homeowner)	Landlord and Tenant board needs updating to work faster & better for L & Tenants. Slum L should be shut down & T who don't pay rent should be listed as such at the Credit Bureau. We need more public housing like Norway has. Housing is a basic right. I am upset we have so many people homeless in Hamilton.
A Tenant	They should ensure that those who are being asked to vacate have a proper dwelling to move to, and that the landlord doing the renovations allows the tenants to move back in at the same rental rate or slightly higher. The landlords can apply for an above the guidelines rental increase. The city should not even allow renovictions to take place. And if they do they should mandate that the landlord pay half of their rent while displaced.
A Landlord	Educate public
Neither (A concerned citizen / homeowner)	Reasonable regulations.

Neither (A concerned citizen / homeowner)	Advise tenants of rights and landlords of responsibilities. I feel landlords evict to do small renovations so they can re rent for much higher.
A Tenant	Licence landlords, ensure tenants know rights, etc.
Neither (A concerned citizen / homeowner)	Make landlords more accountable, make sure tenants know how it works and what their rights are
A Tenant	Force the REITs out, they are buying up apartment buildings, making token changes and hiking the rent up 2-3x
A Tenant	They need to rein these landlords in so they stop messing with people's lives to make extra money
A Tenant	No role or only an advisory role to the Landlord and Tenant Board
A Landlord	None its a provincial matter
Neither (A concerned citizen / homeowner)	None
A Tenant	Protect tenants
Neither (A concerned citizen / homeowner)	Arbitration
A Tenant	Get stricter and have the tenants back, look into creating more affordable housing units as renovictions increase.
A Tenant	City needs to protect our housing .
Neither (A concerned citizen / homeowner)	Verify that the tenant is in good standing with the landlord. Some landlords feel renovictions are the only way to get bad tenants out.
Neither (A concerned citizen / homeowner)	Need to control renovictions companies like CLV
A Tenant	assisting tenants with their rights, and providing help in finding a place to live to those that cannot find a home when being rennovicted.
A Tenant	My mom can't walk. They lock the doors to the building. There are no buzzers or intercom. People, ambulances, postal services, personal support workers all have difficulty getting in the building. There is no superintendents. Things do not get repaired. They removed out laundry room from the building so we have to travel.

	<p>They tried to remove our elevator. Drake are slumlords. Had to call bylaw for heat and they were fined. Had to call electrical safety authority to replace faulty fuse panel that wasn't working. They don't always remove snow from parking lot or sidewalks. Elevator when it breaks will not get repaired.</p>
<p>A Tenant</p>	<p>Protect the rights of the tenants because often the tenants don't know their rights</p>
<p>A Tenant</p>	<p>I support ACORN's demands for the city to protect tenants from renoviction: city wide landlord licensing, improvements to the tenant defence fund and a proactive tenant education program.</p> <p>There needs to be laws to protect tenants. We live in Canada and you would think that you would be free from this treatment.</p> <p>The the majority of poor and disabled rent. They usually aren't in government and have no say and no power.</p> <p>We need to have basic standards. Like if they lock your front door to the apartment or there is no superintendent there should be mandatory intercom at the building. How do people contact someone to enter the building.</p> <p>At the moment police and ambulances have to knock on a neighbours window. There is a lock box but it doesn't always work. Postal services won't deliver because they say it is a locked community and parcels are sent back to shipper. The lock breaks often and they is no means to enter the building you have to wait for someone to leave to open the door for you. If you lose your keys you have to call a locksmith to open the front door and your apartment at your own expense. Personal support workers or nurses can't visit elderly or disabled.</p> <p>Also there should be a automatic door opener for disabled people. Elderly and disabled people need this.</p> <p>Also unless EVERY apartment has an laundry machine then they shouldn't be allowed to remove the laundry room like they did here at 16 summit ave.</p> <p>Drake property management changed it's named to Lankin Living to hide.</p> <p>They also never answer their phones or return emails. They have no head office and just have a po box. So you can't talk to anyone. You have to call bylaw to get ahold of them. Also you</p>

	<p>you need to call electrical safety authority to get the to do electrical work.</p> <p>Repairs like this take months to them to even acknowledged the issue. The you go back and forth with them and bylaw and months later they repair your broken window or sink.</p> <p>The parking lot snow is never removed well or on time.</p> <p>They keep the heat bare minimum people need heaters in their house. You call bylaw but its hard for them to come on nights when it is the coldest or on weekends when they turn down the heat. When bylaw does show up and you had a heater or oven on to warm your house they can't help you. So you give up.</p>
A Tenant	Serious & major role
A Tenant	Follow up with tenants concerns
A Tenant	Regulation and a committee to oversee that is separate from landlord tenant board
Neither (A concerned citizen / homeowner)	Protect tenants take concerns seriously.
A Tenant	The city should be pushing the province to change the legislation to protect tenants.
Neither (A concerned citizen / homeowner)	The city should make it illegal for renovictions to happen
A Tenant	Not allow landlords to serve an n13 until they have permits and the permits should specify if it is a tenanted property. If it is tenanted, the city of Hamilton should mail out an information package to the tenant with information about renovictions.
A Tenant	The city should implement bylaws to better protect tenants from not only renovation but also neglect and underhanded "upgrades" for the purpose of rent gauging. Strict rent control is an urgent necessity.
Neither (A concerned citizen / homeowner)	The city should enforce a bylaw that covers the tenants' right to return to the same apartment at the same rent.
A Tenant	Offer more housing supports for those displaced by renoviction. If possible, increase red tape for renovictions to make it more difficult and less of an option to just evict a tenant, do "renovations", and boost the monthly rental price for someone else.

A Tenant	Increase housing supports for those displaced by a renoviction. If at all possible, increase red tape for landlords looking to renovict that will prevent landlords from simply saying they need to renovate so that they can get away with increasing the monthly rent. Offer subsidies to landlords to keep current tenants housed and not renovicted. Temporary solutions for those that just need a short term rental while their unit is renovated.
A Tenant	To protect all tenants
A Landlord	<p>In my opinion i don't believe the City should be involved in any form of renoviction. There is already a process in place with the province. This is just another layer of government intervention totally unnecessary. It is inappropriate for a small owner to deal with so much paper work & intervention. It is they who are offering to provide housing & improve their property. This will cause many owners of all sizes to get out of this business & you will have less housing than now.</p> <p>All properties at some point require a major reno & anyone who has tried to live through this will tell you its very stressful & time consuming. Bathroom, kitchen & flooring work requires moving out in order to get this done.</p>
A Tenant	The City of Hamilton should want its citizens to feel protected and safe when it comes to rental agreements. There are far too many awful Landlords who do not know about the law and will do what they want. So many people are leaving Hamilton. If we want to increase population retention and reduce LTB delays, we must protect Tenants and Landlords equally.
A Tenant	<p>PROVIDE MORE HOUSING STOCK</p> <p>Provide landlords financial incentives to maintain properties</p>
A Tenant	<p>Actively put a stop to it!! There is a explosion of homeless citizens in our City with unreachable rents and lack of any affordable housing period. Long term tenants paying affordable rents are targets of greedy building owners trying to renovict. My building was purchased by a management company in Brampton. It has been reported in the Spectator by Toviah Moro and councillor Tom Jackson attended to address the disgusting behaviour towards tenants these out of town Property Management companies who have successfully inflated rental prices so that affordable rental housing is no longer attainable. Protect the Citizens of Hamilton from homelessness and corrupt practices of these Property Management Companies. As a long-term tenant who has worked full time my entire career if I was displaced due to renoviction I would become homeless - I am not alone. Citizens of Hamilton need protection it's the City's duty to protect tenants from becoming homeless. Stop Renovictions and</p>

	protect tenants from displacement and inflated rental prices that are out of reach for the majority of renters.
A Tenant	Require landlords who intend on renovating to get a permit + city endorsement that renovations must be done with the unit vacant.
A Landlord	None, it is governed by the province of Ontario and nothing the City implements will supercede the already existing legislation.
A Tenant	Licensing of landlords/rental properties, requiring permits that give more explanation for the renovation to determine if it is truly needed, support temporary housing during renovations.
A Tenant	Due to the increasing gentrification and inflated market values it is essential the City of Hamilton mediates the cost influx acquiring with our existing rental stock. There is a immense need for security of tenants and policies surrounding the well-being and upkeep of these dwellings for the better of our community. It is crucial the City acts through policy making to alleviate the challenges tenants face but also provide support for both tenants and landlords to maintain socially equitable and conscious profit margins.
A Landlord	education
A Landlord	Allow renovictions which allows owners to provide livable and updated units rather than slums. Change the L and T rules to allow landlords to evict tenants that do not pay their rent on the first / direct pay for social assistance tenants and more sherrifs to immediatly evict non payers on the 5th day of late. Landlords are not renting to tenants because the rules are extremely lienient on non payers and people playing the system. Its no secret that a large percentage of unhoused people have mental illness and cannot look after themselves or their finances. The government doesnt seem to acknowledge this ?Would anyone on earth rent to a tenant who they thought would not pay their rent after the first month ? The problem is not the landlords or in some cases the tenants. The problem is the government not taking responsibility insuring these people are properly maintained. When the rents are 'irrevocably" paid directly to landlords and further measures including tons more sheriffs are hired to immediatly evict non payers then things will change.
Neither (A concerned citizen / homeowner)	
A Landlord	Don't pass a stupid Bylaw that is not enforceable and wastes tax payers money

A Tenant	Crucial role.
A Tenant	If you rent more than 6 rooms should have to file for license. Bylaw enforcement lacks transparency, process, and any mechanism to discuss decisions made by bylaw. PROTECT TENANTS NOT PROFITS.
A Tenant	To monitor post-renovation that there is no abuse of renoviction and have a complaint filling process for both tenant & landlord. To impose heavy fines to landlord that is found to be renovicting current tenants to replace them by new tenants that can pay higher rent.
A Tenant	To ensure the renoviction is a genuine request (not just for replacing current tenant with new tenant to raise rent) and to monitor 6 months to 2 years post the renoviction to ensure that the renoviction request of the landlord was not for the purpose of increasing rental income.
Neither (A concerned citizen / homeowner)	Rental housing is expensive and there is a shortage. We need to protect tenants more than ever as they are subject to abuse by greedy landlords.
Neither (A concerned citizen / homeowner)	Landlords are completely taking advantage of tenants due to the loss of regulations preventing unlimited raises to rents between tenancies. The considerable fines available to adjudicators under the RTA are almost never assessed. While the city cannot change the RTA, any regulations to deter landlords from abusive behaviour would be appreciated. The loss of each affordable unit affects each tenant at that time but the cumulative loss of many affordable housing units, which Ontario is experiencing, affects society as a whole. Perhaps if Hamilton enacts this it will lead the way for other communities. Thank you for taking this initiative.
Neither (A concerned citizen / homeowner)	Need better housing policy. Renovication should not put people on the street or into unsafe housing. Landlords should be required to leave tenants in their home if they have no affordable alternative. If we had lots of affordable rental housing, this wouldn't be an issue.
A Tenant	There should be some burden of proof for landlords that use renovictions or family moving in to kick out tenants unlawfully. While it is technically possible for tenants to fight unlawful renovictions in court, many do not have the time or resources to do so. As a result, landlords without morals can bank on this and face little to no consequences for doing so. While the implementation would need to be handled intelligently, it should be required in some capacity to prove the renovation or family

	need was lawful. Otherwise, perhaps the former tenant(s) would receive financial compensation to disincentivize the practice.
A Landlord	A landlord org'n should make these decisions, not people who are not experiencing a landlord position
Neither (A concerned citizen / homeowner)	As a former landlord of a rental property ie student housing in West Hamilton I fully agree that rental housing of all sorts should be regulated and licensed by the city of Hamilton. No one in legal standing should be reinvicted. How disgraceful that this can even be considered legal. As former landlords my husband and I were very much aware of our tenants lives and rights as should all landlords be.
A Tenant	Protect tenants and the city's affordable housing, especially amidst a housing affordability crisis. Hold landlords accountable to provide all vital services and decent conditions in their rentals.
Neither (A concerned citizen / homeowner)	Support 'abused' tenants to the fullest extent possible. What's happening too often is criminal!
Neither (A concerned citizen / homeowner)	I would like to see more data, i.e. a regular, monthly report in the Spectator regarding empty rentals, no. of buildings and units involved in renovations and length of time, rent increases, etc. All things rental and availability. I would also like to see rent control implemented locally. I think that will encourage smaller infill rentals and end the building of huge condo towers, many of which end up as rentals by investment companies and overseas investors.
A Tenant	Hamilton needs to ensure housing remains housing and does not disappear into the Airbnb market
A Tenant	Licence landlords and work to establish a renoeviction bylaw
A Landlord	Not sure
A Tenant	Create regulations that penalize renoevictions so landlords have no incentive to do it beyond the genuine desire to renovate
A Tenant	More regulations on how it works
A Landlord	NONE, this is a provincial matter and not a city matter. The city, if wishing to increase or enhance the availability of safe, reliable, economical housing, then offer tax incentives for property owners who assist with this. Reduce or eliminate devleopment charges, give tax reductions for periods of time, but do not add more regulation. Regulation is already a burden, the cost of which is simply transferred to the tenant. And by restricting or adding more costs to a renovation program, it becomes a disincentive for

	landlords to repair and upgrade, (as does the inability to increase rents to reflect the added capital cost of the property....added by the renovation cost and not the market increase in property values), and as a result landlords have no funds to do the upgrades and thus the property continues to deteriorate unmaintained but to its less than best condition.
A Landlord	They should be impartial and received information from both the Landlord and Tenant to acknowledge both sides of the situation. My tenant purposely let a situation develop until there was no other option but to replace the flooring, walls, and shower as they did not report a water leak promptly therefore making the situation for repair much more costly than it needed to be.
A Tenant	Instead of allowing renovictions, the city should require the landlord to find TEMPORARY lodgings for the tenant while reNOVATIONS are being made. Upon returning to the resident, the tenant should NOT have to pay a higher rent.
A Tenant	Advocate and support for the tenant - punish the landlords when they break the law.
A Tenant	Protect tenants from renoviction. Protect the city's affordable housing.
A Tenant	Offering more supports for tenants. Ensuring landlords know their responsibility
Neither (A concerned citizen / homeowner)	I think the City should use its powers to ensure as much as possible that tenants are not wrongfully displaced, this includes City owned buildings as well such as CityHousing.
A Tenant	An active one, we require representation and concern in this housing crisis.
A Tenant	Stop this from happening. Provide information, accessible support systems for both landlords and tenants, and housing for the people living in this city that literally cannot afford to eat because of the sky high rents being allowed.
Neither (A concerned citizen / homeowner)	Tenants should receive comparable accommodations while displaced and and compensated for moving expenses.
A Tenant	Start tracking N13s and buyouts, install a landlord licensing program, provide tenant education, improve tenant defence fund.
Neither (A concerned citizen / homeowner)	Protecting tenants first and foremost. There is a housing and affordability crisis everywhere but specifically Hamilton suffers a lot. Being a landlord in today's economy is a privilege, owning more property than you need and having the ability to profit from

	your excess property is a privilege. Tenants do not have that privilege, that is why they are renters. Throughout the pandemic we saw many examples of how unemphatic landlords can be. Housing should be a right, housing should be guaranteed, and landlords should be cautious and organized with how they manage their properties and tenants.
A Landlord	They should help the LTB in providing context to the potential renoviction. Favoring neither side
Neither (A concerned citizen / homeowner)	
Neither (A concerned citizen / homeowner)	If there cannot be an outright ban on renovictions, then there should be a significant financial penalty that the tenant can levy against the landlord, disclosed to them by the prospective landlord by law at the time of signing a rental contract.
A Tenant	Be more supportive of tenant by putting in place strict rules landlords must follow before a renoviction is allowed!
A Tenant	Put in place policy that protects tenants
Neither (A concerned citizen / homeowner)	Ideally More affordable public housing.
Neither (A concerned citizen / homeowner)	Fines for landlords who don't obey the law
Neither (A concerned citizen / homeowner)	The City should be aware of renovations to buildings by the permits applied for. Investigations of tenants rights and situations should be done before permits are granted.
A Tenant	I don't think the City has any policy jurisdiction here. Maybe they can advocate to the Province to review the Act in light of the renoviction issue. I'm not sure a liscensing regime solves this particular issue.
Neither (A concerned citizen / homeowner)	Hamilton needs local regulations that improve upon the provisions of the Landlord/Tenant Act. Considering the abuses already known, it is important the City implement enhanced provisions to protect tenants.
Neither (A concerned citizen / homeowner)	None. If the landlord needs to renovate the property that they own, then they should be allow to evict tenants.
A Tenant	None

Neither (A concerned citizen / homeowner)	
Neither (A concerned citizen / homeowner)	Allow landlords to renovate their properties as they see fit. But not so much that the rent increases more than 30% per 5 years
A Tenant	Tenants should be able to notify the city they are being renovicted so that at a bare minimum the city ensures the owner paid for ALL permits, built their rental unit to ALL codes, and is paying a vacant unit tax.
A Tenant	Renoviction should be illegal and property tax equal to the increase in resale value should be levied and given to displaced tenants
A Tenant	Landlords should be licensed and maybe Tenants too.
A Tenant	INTERVENE on tenants behalf to protect them.
Neither (A concerned citizen / homeowner)	
A Landlord	None-the Landlord Tenant Board should assess the situation based on Provincial Legislation.
Neither (A concerned citizen / homeowner)	
A Tenant	Ensure rules are enforced for landlords so that tenants are able to be notified, compensated to stay elsewhere, and be able to return to their units in a reasonable timeframe. To many landlords are using renovation to rid themselves of tenants and bring in new ones at a much higher rent.
A Tenant	Keeping it fair and on the side of the tenant as it displaces people. Many tenants don't make enough to rent a new place with the inflated amount of rent now.
A Landlord	None.
A Tenant	No!
Neither (A concerned citizen / homeowner)	Advocate to province to improve RTA to protect tenants Provide information to tenants about their rights Track renovictions, in part by licensing landlords Make a public registry of buildings and landlords have seen evictions for renovations, owners on use, etc.

A Tenant	Help Tennant's with their rights and needs as landlords are always in a better financial situation then renters.
A Tenant	Any instead of absolutely none
A Tenant	The City should independently verify any claims made by landlords regarding the need to remove tenants for renovations before issuing any permit. If possible, the City should require landlords to justify any rents raised beyond the yearly limit after renovations. In an ideal world, there would also be limits in place to prevent landlords from massively raising rents between tenants as well. Landlords should also be held responsible for neglected maintenance/repairs, as they will sometimes let things fall into disrepair in order to have an excuse for "necessary" renovations caused by their own neglect, or as a way to push tenants out so they can raise rents,
A Tenant	
A Tenant	Decrease rents prices and renovictions will follow suit
Neither (A concerned citizen / homeowner)	Bylaw to stop this sort of thing
A Tenant	Stop renovictions
A Tenant	Inspect buildings that are rented. Support tenants when there are issues and make it easier for people to access information. fines for landlords that never repair units (especially in the Caroline and bold area) because they are waiting for people to leave
Neither (A concerned citizen / homeowner)	A landlord should apply to the city for a renovation license, which states how long the tenant will be out, what costs the tenant will be reimbursed, and a guarantee the tenant will be allowed back.
A Landlord	Ensure that proper procedures have been followed. Provide assistance to displaced tenants to aid in securing new accommodations.
A Tenant	Add a financial disincentive through bylaws or permits.
A Landlord	none
A Tenant	I think that if they're allowed z landlords will value profit over tennants and that the city should provide more protection for tennants.
A Tenant	Ensuring tenants are given the right to reoccupy the unit at the same rent as before when renovation is complete. Ensuring

	renoviction is avoided as much as possible. Landlord licencing programs. Ensuring landlords maintain units in good repair so less major renovations are required. Anything withing the cities power to prevent more people from losing their homes.
A Tenant	<p>Ensure that renovations are done professionally and up to code.</p> <p>Ensure no loopholes exist for landlords to abuse the renoviction policy.</p> <p>Ensure landlords are not raising rent after tenants return.</p>
A Tenant	Oversee and follow up on if the repairs are actually carried out
A Tenant	I honestly don't know. Favour plans for housing that is pre-pandemic affordable. Require housing that is ACTUALLY affordable.
A Tenant	Protect fucking citizens the LTB is a joke, and anything is better than what the city currently offers. Overrun inadequate services, and unending wait times for information/services. Uphold standards and laws, bylaw officer accountability.
A Tenant	It should help the tenant
A Tenant	
A Tenant	Knowtheirrights
A Landlord	<p>Very, very difficult problem. Limited tools as well as it largely falls under provincial authority.</p> <p>Rental stock in Hamilton has not been well maintained historically and the chickens are coming home to roost. Repairs to properties are vital for health/safety/environment, and repairs are expensive and getting even more so by the year due to lack of new people entering the trades. This will only get worse, dramatically so in the next decade.</p> <p>We have all seen the problems in media. Tenant is in a cheap unit, but the unit is in horrid shape. Tenant upset the unit is in horrid shape. Landlord needs to fix it. Boilers, plumbing risers, elevators, balconies, windows, these are massively intense jobs. Can't live through some of them.</p> <p>If I could waive a magic wand, I'd like to see the city build a basic building of 100-200 units strictly as bridge housing for affordable renovictions. If there was space in the public housing portfolio then you could integrate it there, but there isn't any....</p>

	<p>Utilitarian build, somewhere with good transit. Tenants that were renovicted can come here, show their form, and they pay the same amount they were in the prior unit. Property manger of the new building checks in and monitors progress, when renovations complete, the tenant leaves the bridge housing and returns to prior unit.</p> <p>Provincial legislation would need amending to prevent squatting in a bridge housing situation, and you'd need an on-site social worker or two (addictions) and high security/constant cleaning to prevent property crime and dealers/parasites who prey on the vulnerable.... All city owned housing should have these elements anyways-but I digress.</p> <p>That would keep people housed, let repairs get completed, and have someone tracking the returns to the original unit.</p> <p>Making rental apartments even more unattractive to invest in and repair is not a direction that is good for Hamilton or society, especially while in a housing shortage environment.</p> <p>Good luck with it, I do not envy your task to find solutions!!!</p>
A Tenant	Treating landlords like the business they are instead of a passive investment vehicle. Requiring health/safety code adherence through random or scheduled audits.
Neither (A concerned citizen / homeowner)	Create guidelines and publish them
Neither (A concerned citizen / homeowner)	Please keep tenants housed - and keep big land lords accountable for housing their tenants while repairs are made and then getting those tenants back into their homes with rent controlled.
A Tenant	My landlord advised me they were planning to sell the property and also would be coming in to the unit to assess for repairs. The renoviction was an implied threat but never official. We managed to negotiate an extra month rent free while moving out. It was totally illegal to force us out for a sale but there would have been no way to fight it given the circumstances, plus would've made continuing to live in the unit deeply stressful. The city needs to be aware of and create processes to prevent these situations from happening, including real estate sales legislation changes.
Neither (A concerned citizen / homeowner)	Landlords who own larger, multiple unit rentals should need to be licensed and any unfair renoviction activity should result in licenses being withdrawn and the city taking over rental management.

A Tenant	NONE. Things are overregulated to the stupid point.
Neither (A concerned citizen / homeowner)	Leave things alone! Governments in general are too involved in most aspects of life. Just leave things alone and stop taxing us to death.
A Tenant	Enforcement of reasonable timeline of renovations and return of Tennants. Prioritize permits etc
A Tenant	Tenants should be protected. If renovations are required they should be offered compensation for being misplaced from their home and guaranteed that they can return with no additional charges to their rent.
A Tenant	Stop renovictions and demovictions! There is a housing crisis currently happening. Build more co-op style housing units within the city to provide for low income earners. No one should be expected to be removed from their homes based on the greed of landlords intended to greatly inflate the costs of units! Honest hard working people, people on disabilities, and seniors need to have affordable housing. Stop renovictions/demovictions!
A Landlord	Finding a alternate housing solution for those displaced
A Tenant	Bylaw banning renovation
A Tenant	
A Tenant	Acting fast
A Tenant	Affordable Rent
A Tenant	Provide mediation between tenant and landlord, involving some legal counselling
A Tenant	License for renovation to ensure all parties are fully informed of rights and responsibilities and that these are adhered to.
A Tenant	Put the burden of tenant placement on the landlord. Landlord must accomodate tenant in comparable housing at same rent during renovations.
A Tenant	protect tenants, and create more affordable housing
A Tenant	protect tenants
A Tenant	Emergency housing/ shelter expansion More RGTI housing / affordable housing Encourage more cooperative housing builds

A Landlord	stay out of it
A Tenant	There should be strict rules for landlords via licensing and yearly property inspections
A Tenant	Preventing blatant abuse by landlords to tenants especially in non-company based situations since landlords who own 5-8 houses typically just throw whatever rules they want at the property and most tenants are not aware at all of their rights and even if they are they will just be denied the rent/ property if brought up. In terms of company based situations the city should prevent apartments from being converted to condos where the amenities of a condo are not being offered and the new 'condos' will just be apartments with a fresh coat of paint.
A Tenant	The landlord must provide proof of plans and a timeline and offer the unit back to the original tenant AT THE SAME PRICE. I've seen friends get renovicated and then the landlord is taking a \$1000/ month increase in rent - which also put my friends out and they were LONG TERM tenants (over 7 years) so they not only lost their home but can't afford current market and get affected negatively
A Tenant	Represent the tenant and protect them from houselessness, which too often results from renovictions.
A Tenant	Provide more geared to income and affordable housing
A Tenant	Renovictions should be *utterly banned* as much as possible. Yes, there are renovictions which are "good faith", but the vast majority are designed to turf out long-term renters who have below-market rents. This is *not how the RTA* is designed.
Neither (A concerned citizen / homeowner)	Everything takes forever I've watched our neighbours house fall into disrepair because the tenants won't let them do repairs. It's a disaster.
A Tenant	Housing is a human right
A Tenant	We need resources that hold landlords accountable. None this letting a building rot so they can do minor fix up job and put it back on market 2x the price. I was illegally renovated and had zero help with my fight, I had to just give up and find a new place ASAP due to the power dynamic and harassing landlord at play. I didnt get no 120 warning, no ability to return, no last months rent nothing.
Neither (A concerned citizen / homeowner)	Enforce health and safety standards

Neither (A concerned citizen / homeowner)	Require registration and provide reasons, project outlines, options and help for tenants.
A Tenant	Tenants should NOT be evicted from their residence because greedy landlords want more rent! People need places to live.
Neither (A concerned citizen / homeowner)	Ensure basic health standards are met. ie/ heat, water
Neither (A concerned citizen / homeowner)	None
Neither (A concerned citizen / homeowner)	Provide temporary housing for tenants.
A Tenant	Education and enforcement
Neither (A concerned citizen / homeowner)	Provide affordable housing for each and every renovicted tenant who needs it.
A Tenant	Require landlords to apply to re rent units after they have served N13s so the tenants who asked for a right of first refusal actually get it. Currently Tennant's needs to be their own PIs to find out if their unit has been re-rented at which point they can't actually get that unit back because it's occupied. Landlords and tenants going through the N13 process should be registered with the city so there is some oversight to ensure the units are offered back to the tenants instead of being re rented at higher amounts.
A Tenant	Ensuring that all guidelines and rules are followed, prevent renovictions from completely displacing tenants, monitor or place restrictions on the amount the rent can be raised after renovations, place a cap on the increases in rent (%) that can be made each year from renovations so that it does not displace tenants who then cannot afford a huge rent increase
A Tenant	I support ACORN's position and demands. City-wide landlord licensing, improvements to tenant defence fund, tenant education program.
Neither (A concerned citizen / homeowner)	None
A Tenant	
A Tenant	Make them illegal.
A Tenant	Since the provincial government doesn't have sufficient legislation to protect tenants from renoviction, it falls to

	<p>municipalities like Hamilton to step in and protect its citizens.</p> <p>Hamilton is known as a city with a high incidence of low to moderate income residents that rent their homes. It's also proven to be a desirable location for investment rental properties. The city has a duty to block new investors from renovicting tenants in order to flip a building and rent out units for much higher prices.</p> <p>Our low to moderate income tenants are often taken advantage of. Many don't have the capacity to learn what their rights are or to fight for their right to their homes, as we've seen with 1083 Main St East.</p> <p>When it falls to grassroots organizations, like ACORN, to step in it's obvious that there needs to be support from our officials.</p> <p>We have a housing crisis in this city. Might that the City of Hamilton step up and do the work necessary to keep tenants housed and protected from predatory landlords.</p>
A Tenant	Protect tenants from landlords, protect housing as a human right.
A Landlord	
A Landlord	None, Provincial legislation overs this area
Neither (A concerned citizen / homeowner)	<p>First, city inspectors should ensure that rental housing is maintained properly, so it isn't allowed to deteriorate to the degree that the tenant needs to be displaced in order to do major repairs. If landlords do need to obtain leases in order to rent their properties, which I hope will soon be the case, then a certain standard of maintenance must be part of this agreement. Certain services, such as electricity, access to water and heating in the winter, must be an inalienable right. The city should be able to step in immediately and enforce the repair of privately owned buildings themselves if a landlord has been negligent in this respect, though the landlord will need to pay the bill. Adequate housing is a basic human right, and landlords should not be allowed to force their tenants into a life of squalor or poverty, either because their apartments have fallen into a state of disrepair or because their rents have become so high that they can no longer afford to buy food or anything else. Profiteering off of the backs of the city's tenants has been going on far to long, especially given the fact that someone who is working for the minimum wage can no longer afford to buy a house.</p>
A Tenant	Office of complaint and negotiation
A Tenant	Ensure no landlord can serve a tenant with a renoviction notice unless they prove beyond doubt that (1) it's necessary, (2) they

	will find suitable housing for the tenant and cover costs, (3) they assure the tenant in writing that the tenant is welcome back, (4) they have a schedule for the work and guarantee it will be completed in a reasonable amount of time.
Neither (A concerned citizen / homeowner)	Hamilton should require all landlords to take out a license to run a residential rental business. And a condition of the license should be that before an eviction notice can be issued for a renovation, the property owner must provide alternative accommodation during the renovation and offer a return to the renovated unit when the work is done, at the previous rent, or to another comparable unit in the same building on the same or better terms as the old unit.
Neither (A concerned citizen / homeowner)	The City obviously needs clear direction that renters have the right to return at their same rent if they are being asked to leave before some renovations. The renovations should be substantial if tenants are having to leave for awhile, but their return must be guaranteed in writing. This right should be in all renting situations. The City must respond to problems of this nature presented to it within 15 days (??) Renters should not have to go without water, heat/cooling and need time to find accommodation .
A Tenant	Ban renovictions
A Tenant	Protect the welfare of the tenant
A Tenant	An overseer, an impartial judge that can actually side with the tenant when need be. The problem is any LL's breaking the rules usually are willing to pay what little fine/punishment they get handed down cause they're going to make money hand over fist after any issue. The current rules favor those with the power.
A Tenant	Make every effort to stop it from occurring
A Tenant	
A Landlord	Ensure laws are being followed properly. Advocate for changes to laws which are unfair or being misused.
Neither (A concerned citizen / homeowner)	Landlords should have to prove need and get approval from the City.
Neither (A concerned citizen / homeowner)	The city needs to provide better services and protections for tenants facing renovation. The current processes favour builders, landlords and property owners. Bylaws relating to what landlords can do, such as shutting off water or not fixing/maintaining units, need to be strengthened and enforced. Landlord registration and regulation is needed, but it must be implemented in a way that will not pass the cost of these measures on to tenants, i.e. more

	robust rent control measures are needed, at both the municipal and federal levels.
A Landlord	Provide a framework and information form both tenants and landlords.
A Landlord	None - This is a tenant-biased inflammatory term created by a small segment of renters, who do not understand that many apartments created in the 60's and 70's within the local rental pool are beyond their useful economic lifespans and require significant updating - the cost of which is expensive and cannot be done with a sitting tenant. It is naive to think that any housing provider will spend \$30,000 on renovating an apartment only to invite those evicted (that by law received compensation) back, to continue paying under market rents. People have choice available - like anything, if they want something cheap, they can't expect a fully modernized apartment without paying for it. Higher quality = higher rents. This is a provincial matter and legislation that the City of Hamilton shouldn't interfere with.
Neither (A concerned citizen / homeowner)	Licence landlords, ensure regular upkeep on buildings to avoid renovations requiring displacement where possible, refuse permits until landlords show proof of accommodating tenants, keep records of displaced tenants and before/after rents.
Neither (A concerned citizen / homeowner)	Register landlords. Fine slumlords. Build more public housing including small rental units for short-term stays while rental properties are being reno'd. Institute reasonable rent increases for current tenants when they move back into their units post-reno. Provide short term loans to landlords to recoup any losses for lost rental income during renovations and to off-set renovation costs so reno'd units do not become completely unaffordable for returning tenants.
Neither (A concerned citizen / homeowner)	Monitor and manage
A Tenant	Help the tenant, there is an affordable housing crisis in Ontario!
A Tenant	Give your bylaw and whatever related committees some actual teeth. That news store about the apartment on Main St E with no running water for months - how did some advisory committee end up siding with the landlord? Show some actual guts.
A Tenant	Any renovation that displaces tenants should require city permits and inspection for compliance.
A Tenant	The city should ensure that renovictions only happen when necessary, and that all tenants have (and know about) a right to return to their unit or an equivalent one, at the same price they

	<p>were paying before the renovations.</p> <p>The city can help by not only setting and enforcing those rules, but also engaging in public information campaigns, poster ads, mailings to tenants, etc. to inform them of their rights. All landlords should be required to post a notice of these (and other) rights in the common areas of the building or in each unit if there are no common areas.</p>
A Tenant	Not provide police enforcement, intervene to stop renoviction if possible
Neither (A concerned citizen / homeowner)	Licensing and regulating
A Tenant	To protect the displaced from homelessness. The landlord has enough resources to afford more than one house and has all the power. The tenant has no power right now and this balance must be changed. Rents have more than doubled in 4 years so people can't afford to move. Finally I'd like to know why being a landlord requires no license? Every other major industry you need a license to do business or work in, but renting someone a house you don't? It's absurd and must be fixed! Thank you
A Landlord	Educate about the proper procedure that both landlords and tenants need to follow. There are responsibilities on both sides that both parties need to know about. When the legislation is followed it is a fair process, but the legislation is not followed in many cases that I see that make it to the media.
A Tenant	Regulate standards of buildings better, enforce standards of conditions and living better for tenants, educate and public communication.
A Tenant	Enforcer protecting the rights of the party most at risk (weaker party)
A Tenant	Protecting tenants by ensuring/enforcing landlords to provide similar accommodations during renovations and option to return at same rental rate. If a true renoviction ie 1083 main st is occurring, massive fines to landlords and emergency and immediate accommodation /repairs at landlord cost. Licensing should be introduced
A Landlord	Ensure the renoviction is not being done purely as a means to adjust rental income. Or just ban renovictions - the tenant should have first opportunity to return to the unit at the previous rate, or a controlled increase maybe.

Neither (A concerned citizen / homeowner)	Require landlords to source housing during renovations if they are not barred. There's not enough housing right now, and trying to find a new place, even temporarily is basically impossible
A Tenant	Urgent leadership. The province does not do enough and the city should licence and regulate rent. Someone's investment property isn't more important than someone's home.
A Tenant	Urgent intervention
A Tenant	None. It's not a city issue.
A Tenant	Ensure that tenants receive accommodations before and after the renovation.
A Tenant	No role
A Tenant	The current RTA regulations do not sufficiently protect tenants from renovation. They place the burden of evidence on tenants who have no way to prove that a renovation actually took place. There needs to be by laws to protect tenants if the province refuses to help.
Neither (A concerned citizen / homeowner)	The City should require Landlords to be licensed with strict policies to protect tenants.
A Tenant	Set rules to reduce the homeless situation with these crazy rent prices.
A Landlord	The fact that you are using a word as the basis for this survey that is not even in the dictionary is very biased. The city should play no role. This is governed by provincial legislation
A Tenant	Lebforce bylaw, ensure landlords are committed enough, and knowledgeable enough, to maintain units to standards.
A Tenant	A faster responds then they now have. It is hard to get a non paying renter out but it is not fair to to buy a rental property and plan on moving everyone out without a place for them to go.
A Landlord	Ensure permitting and approvals are timely to reduce Time to complete renovations
Neither (A concerned citizen / homeowner)	Make it possible for housing to be created. There is a shortage of available housing. By not allowing renovation to create more space, you cater to the few not the many
Neither (A concerned citizen / homeowner)	The City absolutely needs to take more responsibility when it comes to ensuring that tenants and landlords are made aware of

	<p>their rights and responsibilities and held accountable. I work in eviction prevention and the housing enforcement unit is almost never helpful. They aren't available after hours which is when a lot of illegal evictions happen (and landlords know this). The City also needs to focus on enforcing rulings laid down by the Landlord Tenant Board are enforced. Apex Properties continues to displace, harass, and illegally evict tenants. The City, the LTB, and other advocacy/support agencies are fully aware of this and yet Apex does not face consequences. The City needs to step up and stop just paying lip service. Take action.</p>
Neither (A concerned citizen / homeowner)	<p>renovictions are a symptom the city should focus on root causes of housing insecurity.</p>
A Landlord	<p>I'm not sure</p>
A Tenant	<p>Intensive</p>
Neither (A concerned citizen / homeowner)	<p>If you want the housing stock improved, you cannot expect homeowners to invest 100k+ into the home to upgrade the units and then keep rents the same amount. So Hamilton is going to see rundown homes and slumlords to continue if that is the case. I think the city should be involved by ensuring that upgrades are actually being done and giving massive fines to any landlord abusing the system. Landlords should have to pay a fee for a site visit before and after the renovations to actually prove that substantial work has been done.</p>
A Tenant	<p>Ensuring the tenant is not being put into the situation of becoming unhoused. Preventing renovictions with legislation.</p>
A Tenant	<p>City should offer free legal services to both tenant and landlord. City should implement a time sensitive bylaw at the municipal level.</p>
A Landlord	<p>I feel the city should educate, however more licensing will only have landlords continue to suffer financially and likely sell off their properties, thus contributing to the housing issues.</p>
A Tenant	<p>The City of Hamilton should meet the tenants of the building and inspect the building before granting the right to the landlord to evict / renovate.</p>
A Tenant	<p>Stronger rent control to prevent landlords from renovating tenants just to profit. Faster process to seek justice (LTB can take a year). More affordable housing for low/middle income. Stronger regulations on landlords</p>

A Tenant	License landlords, limit renovations to absolutely necessary renovations rather than superficial ones, ensure tenants have access to affordable housing upon being renovicted through measures like rent control, ensure tenants receive compensation.
A Tenant	Moderator
Neither (A concerned citizen / homeowner)	The city should aid in balancing the power dynamic between a landlord and tenant. Existing legislation heavily favours landlords who have the resources, time, and place to live, while settling a dispute.
Neither (A concerned citizen / homeowner)	<ol style="list-style-type: none"> 1. Implement a registration/certification program for landlords and develop a standard course as a part of the requirements to ensure landlords are aware of their responsibilities. (knowledge is key) 2. Develop rent caps and requirements around affordable housing (the problem isn't renovations its that people have no where else to go) 3. Landlords are required to offer the unit back to the tenant at the same rent after renovations have been completed, the city can create a roll and bring in resourcing to ensure this tenant right is enforced.
A Tenant	They should not allow it if it means the tenant cannot move. They're forcing people out of their houses and unable to relocate. It's becoming a big issue and needs to stop.
Neither (A concerned citizen / homeowner)	The city should never be an ally of the landlord over the tenants, especially when the tenants have been denied essential services like water for months
A Tenant	It should review all renoviction cases and ensure tenants get the proper advice and protections
Neither (A concerned citizen / homeowner)	Stronger criteria for renovating a dwelling someone lives in currently. More approvals or oversight. My elderly mom was renovicted and the landlord never even went through with the renovations.
A Tenant	I think the city should have a major role. I've heard of landlords delaying renos after eviction to try to make it harder for the tenant to be able to move back in. I only moved into my unit in 2019 but if I had to leave, I would have to double my rent to get something comparable. Rent has just ballooned and the City should take an active role in protecting tenants. Especially in ensuring that they fully understand their rights. I've also had friends whose landlords

	<p>have basically tricked them into leaving but they don't have the financial or social resources to fight back.</p>
A Tenant	<p>There should be a landlord licensing requirement, just as there is for other businesses such as operating a taxi. This would allow a mandatory set of standards to be required in order to operate a business with the revocation of a license as the consequence of bad faith. While it adds a certain level of bureaucracy, it also protects tenants who at this point have no protection at all. While it is a slow process to go through the landlord tenants board ultimately the findings typically favor property owners.</p> <p>Also the LTB holds meetings online which is often a barrier to elderly tenants who have no access to internet or any understanding of computer technology.</p>
A Landlord	<p>From what I see in Hamilton we do have a lot of old buildings in desperate need of repair. The city needs to ensure landlords are able to renovate and improve the overall look and feel of our growing city. The city also needs to ensure landlords are not using renovations simply to get rid of an unwanted tenant, but if the city makes it too difficult to renovate and for landlords to improve their businesses we can't complain when the city becomes full of slumlords, the only financially viable option for a landlord of a rundown building.</p>
A Landlord	<p>As a former renter (20 years) and now a landlord (4years). I feel that the City of Hamilton should not be involved in this issue. I think the city needs to license rental units and have an overall standard so that slumlords are not rewarded by exploiting people.</p>
A Tenant	<p>Landlords should have to inform the City of plans to renovate and provide a timeline of how long they will take & a plan of how to compensate tenants in the meantime, which the City should review and follow up on, penalizing the landlord if they fail to uphold their commitments.</p>
A Tenant	<p>I am not educated enough on the issue to comment well</p>
A Tenant	<p>Clamp down on predatory landlords and investment firms. They've been at this for years now... I called the city many times when we were renovicted in 2017 and they did absolutely nothing to help and just brushed us off.</p>
A Tenant	<p>When a landlord files the form to renovict, both the LTB and city should be aware and all tenant's rights and recourses should be explained on the form, as well as a hotline to help people in multiple languages.</p>

A Tenant	Require licensing for landlords. More rules in place to protect tenants. Adopt anti renoiction policy like Westminster, B.C.
Neither (A concerned citizen / homeowner)	None, leave it to the landlord and tenant act. No need for city involvement.
A Tenant	should create laws/bi-laws that favour tenants, require time limits on renovations and constraints where tenants are housed in the meantime (aka if landlord puts tenants in hotels during renovations it works be ~1-2km near the house). more tenants should have better access to legal advice (like via 311)
A Tenant	
A Tenant	Help us. I don't want to lose my home
A Tenant	Stop it from happening
Neither (A concerned citizen / homeowner)	Enforcement
A Tenant	Become a mandatory part of the process. If a landlord files have certified inspectors go in to the property and actually witness if what is being claimed needs doing or if it's just greed and cosmetic. I'm going through it currently and my apartment only needs new windows due to age. That's all
A Landlord	None
A Tenant	My old apartment at 915 main street east has been without heat and water in the past during winters, as well as roaches + bedbugs. Our landlord did not renovate our entryway so the homelessness would break in to sleep in the warm hallway. I was not evicted but left due to things not being repaired. Then my landlord fixed my apartment and raised the rent when I finally couldn't live there anymore. I was getting sick from black mold in the bathroom. The lack of renovation and landlords forcing people out by providing poor living situations is appalling. I feared for my safety in that apartment. That whole area has issues with displacement. I am still homeless from leaving that place last april.
A Landlord	none
A Tenant	
A Tenant	The city should strengthen protections for tenants and make it harder for landlords to renovict people. Too many landlords renovict only to make small changes and relist the apartment at a

	much higher rate, and this is causing rent to surge in Hamilton. Landlords should have to prove that the renovations are actually necessary for the unit, and that there is no way to renovate the unit while it's still occupied.
A Tenant	Prevent renovations and ensure people are not displaced from their homes.
A Tenant	Protect tenants
Neither (A concerned citizen / homeowner)	The City needs to be highly involved. Many tenants are currently being exploited, abused and oppressed for a variety of reasons, and the City needs to prioritize caring for these people above most other issues in the city.
Neither (A concerned citizen / homeowner)	The city should ensure that the renovation is necessary and legal and that tenants have options in order to stay housed. Landlords should be responsible for doing renovations as much as possible in a way allowing tenants to stay housed and should be involved in ensuring their tenants stay housed during renovations.
A Landlord	They need to help put pressure on the provincial government to improve the LTB (namely wait times for hearings). Eliminate the need for hearings for non payment of rent.
A Tenant	Require an approved, agreed plan with tenants for accommodation during renovations, and return to the same apt. Review planned renovations to conform they are required, review plan to confirm the least intrusive means are used to accomplish the renovations.
A Landlord	None, It's the jurisdiction of the LTB.
A Tenant	Enact stronger bylaws, improve enforcement, create landlord registry
A Tenant	Stop renoviction. Make the only options viable to landlords is to provide like and suitable accomodations for tenants to be housed in while any major repairs are being done. Make them give a precise realistic timeline for said repairs to be complete and hold them accountable without pause if they fail to repair before that timeframe ended. Maybe create a sort of guide for types of repairs vs average timeframe it takes to repair that specific issue and use it as a sort of guideline to base against what a landlord claiming it will take. Example: replacement of extremely old and broken pipes within a 6 apartment dwelling. Average 1 to 3 weeks to remove/replace full by a licensed technician and their crew. (based on evidence from multiple tech companies reports given to compile the guideline above). Landlord in questions says it will take 4 months, vastly contradicting the evidence based

	<p>knowledge the city would have on that type of issue. The city could then go forth and deem the request as falsely given. The City could then decide to give said landlord 1 to 3 weeks to complete the repairs as well as supply the accommodations fit for the tenants during the time in question and have a MLE or two placed on said file as to periodically show unannounced to check in on the repairing. If the landlord is deemed non compliant by a visit then immediately the landlords should be fined x amount per day for the remainder of the timeframe that was given and also the city crews shall step in immediately to do the repairs themselves. Then bill the landlord and place a lein on said property. If licensed they landlord shall receive "demerits" like a driver's license. You lose enough you completely lose your license. Also have each subsequent failure after the first come with a increased fine amount. Example 1st 25,000, 2nd \$75,000, 3rd 150,000.</p>
<p>A Landlord</p>	<p>Clarify the rules, be fair to tenants, define what renovations can affect rent raises and how. e.g. roof repair is necessary, while installing upgraded luxury kitchen counters is not. Landlords should expect consideration for necessary repairs.</p>
<p>A Tenant</p>	<p>Hamilton's housing stock is in dire need of renovation. It is important that people be able to improve the quality of housing, and this should benefit landlords and tenants alike.</p> <p>On the one hand, many landlords are workers who rely on rental income to defray basic expenses and provide for retirement savings. For them, it is essential that any improvement to the property be achievable with reasonable effort and be recuperated at a rate where it makes sense to invest in this vs putting the money in the bank, a GIC or similar. This clearly cannot happen through rent increases alone when this are controlled at well below the rate of inflation.</p> <p>On the other hand, tenants currently face a choice between a few expensive new build units, and a large existing stock that has steadily deteriorated due to legislation that makes it almost impossible to recover damages done to units, or even to address destructive tenants. In this environment, there has to be some incentive for investment, and this can only happen when it is easy to improve units and then charge a rate that can recover the investment at a return competitive with that for other potential investments.</p> <p>Given this, it seems like both landlords and tenants will benefit if legislation is past that will clearly incentivize landlords to invest in their properties. This may impact the affordability of units at the very bottom of the market, but this should be addressed by other</p>

	means, eg. subsidies or tax credits to renters, rather than punishing those who want invest in better housing.
A Tenant	They should be able to carry out inspections of the property in question (certified just like inspectors during a home build) and give their input on what they believe would be required. I'm currently going through a renoviction fight in a apartment that does not need any major repairs at all.
A Tenant	If we consider housing a human right, then every level of government should prioritize housing stability/security OVER financial solvency of landlords. The city should play every role it can in ensuring people stay housed and that loopholes/incentives around unhousing people for profit are removed and discouraged. Vacant property taxes, landlord licensing, stricter inspections, PSAs and advocacy on behalf of tenant rights, investing in public housing and co-op housing – all of these are things the city can do to keep people in their homes and take some power away from property speculation and the commodification of housing.
A Landlord	Capping the amount a rent is able to be raised between tenancies would do a lot to help fix this issue. Also there is huge understaffing in the landlord tenant board leading to back log
A Landlord	Preventative & enforcement.
Neither (A concerned citizen / homeowner)	Enforcing a more efficient policy. In my experience witnessing these types of scenarios, tenants who do not agree to leave are harassed and their lives made difficult to eventually push them out.
Neither (A concerned citizen / homeowner)	Make the landlord proof extensive renovations are needed and performed
A Tenant	I think that landlords should have to submit an application to the City to be given permission to di. In that application they should have to provide proof of what current renovations can be done while the tenants still reside in the home. They should then have to provide proof of the work that has to be done while the building is empty, and the tenants should be accommodated for this. Have Tenants go to a hotel for the time that the work is being done, instead of the rent money going to the mortgage it can pay the hotel fees. Then when the work is complete the tenants should be allowed to have first choice at moving back in, or looking for something else. This of course means that the owner can't jack the rent fees through the roof, to push tenants out.

<p>Neither (A concerned citizen / homeowner)</p>	<p>The city should be educating tenants and landlords, as well as regulating landlords as a business. There is no licensing, registration, tracking, or accountability to understand landlord responsibilities before pursuing this type of business. The city should also be providing legal support to tenants at risk of renoviction.</p>
<p>A Landlord</p>	<p>The City should be more closely involved, at least monitor for frequent renovictions from the same landlord(s). The LTB is unable to keep up with the number of cases (renoviction-related or otherwise) so perhaps the City of Hamilton could ensure that renovicted tenants are able to return to their previous units.</p>
<p>A Tenant</p>	<p>do not know</p>
<p>A Tenant</p>	<p>A city-wide landlord licensing program to ensure healthy housing conditions and restrict renoviction (Based on the RentSafe program from Toronto, Ontario and anti-renoviction policy based from New Westminster, BC).</p> <p>The burden of tenant placement is put on the landlord. If landlords want vacancy for renovations they must accommodate tenants in alternative housing (comparable size and location) for the duration of the work at the SAME rent OR with the tenant's agreement enter into a new lease at a different but similar unit at the SAME rent Moving assistance (tenant's choice of an insured moving company arranged by the landlord OR compensation). Extra support for vulnerable tenants (transportation to temporary housing unit and packing assistance for those with mobility impairments).</p> <p>Any tenant engagement and required tenant meetings must include a representative from the City of Hamilton and community groups that support tenant rights if requested (Hamilton Community Legal Clinic, ACORN).</p> <p>All written communication to tenants must be translated with common languages spoken by tenants in the buildings, and translation services must be provided at tenant meetings.</p> <p>Building maintenance must continue after a notice of renovations.</p> <p>Frequent communication to tenants during the renovations to share timeline on returning to units</p> <p>Annual inspections to apartment buildings should include proactive tenant education (information communicated / left at doors informing tenants of their rights and available city programs and contact information for community groups ie. ACORN and the Hamilton Community Legal Clinic)</p> <p>2. Tracking when apartment buildings are sold (transfer of licence) and immediate proactive tenant outreach to inform tenants of their rights and the City of Hamilton's anti-renoviction rules</p>

	<p>3. Improvements to the Tenant Defense Fund</p> <p>Expand the Tenant Defense Fund to cover N12s and group tenant maintenance applications (T6). Expand annual funding of the Tenant Defense Fund (increase funding available for tenants and investment in a tenant outreach component of the program). Create a vetted list of paralegals that have expertise and experience in representing tenants in AGIs, N13s, N12s and T6s to be shared with tenant groups. Long term: investigate the feasibility of following in the footsteps of the City of Toronto Tenant Defense Program (now called Tenant Support Program) where under the new program, tenant groups can directly access legal services from a designated legal organization (Canadian Centre for Housing Rights).</p>
<p>A Tenant</p>	<p>The landlord needs to buy a permit from the city for renovations and the renovations need to be inspected after they are complete.</p>
<p>Neither (A concerned citizen / homeowner)</p>	<p>Leave it to the land lord tenant board, facts are hamilton houses and buildings are old and of course they will need renovations. I own the house, if I want to invest in my asset by updating it and bringing it up to current standards and style I should be able to do that. I do believe there should be a time between Reno's ie you shouldn't Reno every 2-3 years just so you can get a new tenant.</p>
<p>Neither (A concerned citizen / homeowner)</p>	<p>The City of Hamilton should make it extremely difficult for landlords to evict tenants in order to renovate and increase the cost of rent.</p>
<p>A Tenant</p>	<p>Some ideas:</p> <ul style="list-style-type: none"> - implement a renoviction bylaw similar to the New Westminster bylaw - bring together building permit allowances and landlord licensing in some way to create a more efficient process and address potential gaps - create some kind of exception or system for "mom and pop" landlords who fall under a certain income themselves or whose assets fall under a certain threshold. Maybe this could look like some kind of municipal fund to assist these landlords pursue renovations without sustaining massive financial loss? This could reduce the incentive to illegally renovict tenants out of a landlord's own financial necessity. We need to recognize that not all landlords are alike. Corporate landlords like Starlight should be subject to far greater constraints than small landlords who risk defaulting on their mortgages by following the law.

Neither (A concerned citizen / homeowner)	Setting legislation and holding landlords accountable
Neither (A concerned citizen / homeowner)	The city should ensure that landlords provide tenants adequate, affordable temporary housing when they must vacate their units due to the need to renovate. That housing should be of equivalent size, location, amenities, and cost (or the tenant should have to be compensated for any difference). The tenant should have the right to return to their previous unit once the renovations have completed at the same or only slightly higher (no more than what a landlord can legally raise rent year-over-year) rate
A Tenant	Mediate the situation to make sure it is not purely for the landlords financial gain
A Tenant	The city should make sure landlords either a) maintain their properties to prevent major renovations from needing to happen in the first place or b) investigate evictions due to renovations to make sure that the renovations being done warrant someone needing to move out (eg. painting and new appliances should not require people to move out). The city should also make sure that in the cases when renovations are being done, current tenants are provided alternative temporary housing equal to the place they are currently renting. Furthermore, the city should make sure that when renovations are completed, the tenant is able to move back into their unit for the same rental price they were previously paying. Through the entire renovation process, starting from the first N13 notice given, to the completed renovations, the city should make sure that the landlords are doing things according to the Landlord and Tenant act, and ensure that the landlord is completing the renovations in a timely manner.
Neither (A concerned citizen / homeowner)	ensuring renovations are real - these need a permit. Ensure that the tenants that leave for it are placed into their new place first. Landlord shouldn't be able to do those renovations on empty units first but those that have tenants so they can get back into their homes - also time frame for the renovations so tenants know how long they may be out of their homes
A Tenant	Oversight, following up on if the notice was given in good faith, and if the landlord is following guidelines. Protect tenants from displacement
Neither (A concerned citizen / homeowner)	Regulator & mediator
A Landlord	Older buildings require significant updates, and it should not be challenging for Landlords to perform these updates as needed.

A Tenant	
A Landlord	The city could independently assess if the proposed renovations require the tenant leaving; the city could provide temporary housing for the duration of the renovation
Neither (A concerned citizen / homeowner)	Require landlords to make regular fixes and updates rather than saving up/neglecting problems such that a large scale reno is needed. Require that tenants are provided with funds to make up for any discrepancy in their rent and the current market rent for the entire duration of the renovation. Require that rent increases for renovated units offered back to tenants are within the guidelines (2.5%)
A Tenant	Put STRICT restrictions on how and when tenants may be evicted, complete with an application process to the LTB, and provide tenants directly with information pertaining to their rights as renters. Stop turning your backs on us.
Neither (A concerned citizen / homeowner)	Active regulation and enforcement of tenant protections including ensuring that landlords are operating in good faith (ie not saying family is moving in when they aren't).
Neither (A concerned citizen / homeowner)	Active oversight of all renovations with strong financial, municipal penalties for landlords who force tenants out for nothing more than a calous money grab.
Neither (A concerned citizen / homeowner)	Ensure that units are habitable (eg working plumbing, heating) before renovations are allowed. The city should pay and recoup the payments through taxes from the landlord. Nobody should be allowed to live without their basic rights being met
Neither (A concerned citizen / homeowner)	None
A Landlord	They should offer a permit or some kind of work confirming the renovations which can be taken to the LTB. These papers could help the LTB make an informed decesion as it would be from a 3rd party who has not finical interest.
Neither (A concerned citizen / homeowner)	They need to step in, as the provincial government has failed to protect tenants.
A Tenant	Protection for tenants against landlords. Better legislation, and policy.
A Tenant	Make sure renvictions are in good faith and landlords offer appropriate accommodations in such a case. Stop harassment

	<p>and "buyouts" from landlords looking to reneviect to raise rent, and displace low income tennents.</p>
<p>A Tenant</p>	<p>Stop allowing landlords/investors/property management to kick out, or attempt to kick out, tennents from affordable apartments/houses under the guise of renvictions in order to get more rental income.</p> <p>I myself pay 725 a month for a 2 bedroom apartment.</p> <p>When ownership of the property switched hands (approx 13 months ago), Everyone suddenly got N13's and constant harassment with offers to leave, none offering the right of first refusal and very little compensation in terms of what it would cost to re-locate.</p> <p>One Tennant left.. Property management (Rise/Executive/Found Spaces) then rented that apartment at more than triple the price of the previous rent..</p> <p>Now (March 2023) property management still continue to harass every other Tennant in the building to leave and take a buyout. They have not yet pursued a case with the LTB, or even have necessary permits to renovate.</p> <p>This has been my experience over the past 13 months and it NEEDS TO STOP.</p>
<p>A Tenant</p>	<p>I support Hamilton Tenants in Unity demands for the city to protect tenants from renoviction. Adapt landlord licensing. improvements to the tenant defence fund and a proactive tenant education program. and funding for tenant rights should only go directly to the tenants Affected at the address, no funding from tenant defence fund should go to any organization including non profit for tenant education work because it could be abused for personal financial gain, legal clinic already does training with tenant groups free on tenant rights. City of Hamilton should put funding into the legal clinic to hire a couple paralegals and or lawyers to represent tenants at the landlord tenant board facing renoviction and AGI's. City of Hamilton should also track N13's and buyouts. City of Hamilton also needs to get serious with landlords and give out fines when landlords do not do or complete repairs ordered by the bylaw property standards, this is why so many rentals are in disrepair in the first place, landlords do not take the city of Hamilton serious at this time.</p>
<p>A Tenant</p>	
<p>A Tenant</p>	<p>remove incentives for landlords wanting to do renovictions, landlords get tax breaks from governments and profits when they sell the property, it should not be on the backs of renters. Investment in properties = big return when property is sold. Renters cant afford the next place to call home due to rents being to high, becoming homeless. Landlords who do renovictions put</p>

	tenants through hell by using tactics to harass, stress, and sometimes get physical with tenants.
A Tenant	Referee, Enforcer,
Neither (A concerned citizen / homeowner)	By laws that don't allow for tenants to be displaced without suitable housing as replacement. Focus on actually affordable housing rather than profits and taking care of our most vulnerable citizens
Neither (A concerned citizen / homeowner)	Ensure that tenants know their rights and that landlords are not just doing renovations in order to displace unwanted tenants in favour of being able to rent units for more money to less marginalized people
A Tenant	The role of arbiter, to determine whether the renovations can be done without permanently evicting the tenant.
Neither (A concerned citizen / homeowner)	Instead of just 120 days notice , landlord should be responsible for providing alternate housing until renovations complete and renovated tenants should be offered first refusal of renovated units at the legal rent for such units.
A Tenant	protect tenants being renovicted solely to double rent
Neither (A concerned citizen / homeowner)	
Neither (A concerned citizen / homeowner)	I think renovictions are a consequence of large property owners and companies that are exploiting housing needs and the current renting market. If Hamilton simply targets renovictions I think they are missing the mark. Multiple (3+) property ownership for residential usage and renting should be much more heavily taxed by the city, and licensed landlords that abide by rent control guidelines and standards of living could receive a tax break. Also Hamilton should dramatically increase funding and staffing for the Hamilton landlord tenant board so issues can be resolved for both tenants and landlords in a timely manner.
Neither (A concerned citizen / homeowner)	If the LTB is in favor of the tenant would it matter? However, if the LL is doing a renoviction, monetary compensation is needed.
Neither (A concerned citizen / homeowner)	There needs to be more oversight and accountability to ensure that landlords aren't abusing this as a loophole to be able to kick people out to then either "Reno" and jack up rent prices or to deliberately let properties become run down so they can kick people out and sell.

Neither (A concerned citizen / homeowner)	
A Tenant	with housing costs rising, the city should be providing as much protection to tenants that they can. it may be good to look at offering better publicly available education for tenants.
A Tenant	restrict renovation - city-wide landlord licensing program, protections against demoviction, rental replacement policy, maximum heat by-law
A Landlord	None. There aren't enough landlords already. The vacancy tax is another thorn for landlords. The more you interfere, the less likely people are to become landlords. The renovation issue gets a lot of press, but is a very small number. The current issue in the press, the Main Street apartment without water, the tenants and politicians are making it an issue, instead of helping. Doing major plumbing work is indeed a legitimate reason for moving tenants out while these repairs are happening. You want to help, create conditions where people are willing to rent out portions of their home. I have had a nightmare time trying to convert my house into a legal duplex. I'm trying to create housing and the city is working against me.
Neither (A concerned citizen / homeowner)	The city would be wise to follow-up on complaints about unit and building conditions long before a renovation occurs. As is often the case, many of these units are kept in disrepair (landlords neglect to meet their responsibilities for maintenance) in order to be able to claim a need for tenants to move out for 'major repair'. Often complaints by tenants have been made well before a viable claim for renovation at the LTB can occur. The city needs to step up here.
Neither (A concerned citizen / homeowner)	Ensure right of return of residents, appropriate support. Use CHH as an example. Lobby provincial government for more regulation control at the local level. Permitting under the municipal act.
A Tenant	<p>The city, through issuing licenses to landlords operating multi-unit dwellings and rooming houses, can act as a hedge against landlords weaponizing LTB delays and lengthy renovation displacements against tenants, in addition to mitigating further erosion of affordable housing stock.</p> <p>The province has shown that it neither has a viable housing strategy, nor does it have concern for municipalities' autonomy to handle their own urban growth or housing strategies. Thus it is up to the city to use what powers it has in order to act and take control of these on its own.</p>

	<p>Regulating landlords further will not impact economic growth within the city. Landlords contribute no capital to the city economy outside of property taxes and necessary maintenance, and as for-profit entities they act to minimize both of these as much as possible. If they pull their investment out, city residents who are stuck in rentals can simply take their place as owners.</p>
Neither (A concerned citizen / homeowner)	<p>Protect tenant rights and intervene however necessary to ensure Hamilton residents have access to stable, affordable and good quality rental options</p>
Neither (A concerned citizen / homeowner)	<p>Hamilton should look at what they do in Montreal with their régime de logement system. Tenants have more rights in Quebec</p>
A Tenant	<p>Regulate investors in purchasing property to stabilize housing market</p>
A Tenant	
A Tenant	<p>Renoviction refers to the practice of landlords evicting tenants from their homes in order to carry out renovations, often with the intention of raising the rent. It is a controversial issue, and the City of Hamilton has a responsibility to ensure that its residents are protected from unfair or illegal practices by landlords.</p> <p>Here are some potential roles the City of Hamilton could play in a renoviction situation:</p> <p>Regulating landlord-tenant relationships: The City of Hamilton has the power to regulate landlord-tenant relationships through by-laws and policies. It could, for example, introduce regulations that prevent landlords from evicting tenants without just cause or from raising rents excessively. This would protect tenants from renoventions and ensure that landlords are acting fairly.</p> <p>Enforcing building codes and safety standards: The City of Hamilton is responsible for enforcing building codes and safety standards. If a landlord is carrying out renovations that could compromise the safety of tenants or violate building codes, the city could intervene to ensure that the renovations are done properly.</p> <p>Providing resources for tenants: The City of Hamilton could provide resources for tenants who are facing renoventions. This could include legal support, information about their rights, and assistance in finding alternative housing.</p> <p>Promoting affordable housing: One of the underlying causes of renoventions is the lack of affordable housing in Hamilton. The city</p>

	<p>could take steps to promote the development of affordable housing, such as offering incentives to developers or investing in affordable housing projects.</p> <p>Overall, the City of Hamilton has an important role to play in protecting tenants from renovictions and ensuring that landlords are acting fairly. By regulating landlord-tenant relationships, enforcing building codes and safety standards, providing resources for tenants, and promoting affordable housing, the city can help prevent renovictions and ensure that all residents have access to safe, affordable housing.</p>
A Tenant	<p>Have bylaw inspectors do regular checks on properties that are undergoing "renovations" to ensure the work is being done, and that the tenant is involved (if they are planning on returning). And they don't complete their file until the tenant has returned safely to their home. This keeps the spotlight on the landlord to follow through with their plans, in a timely manner, and protects the rights of the tenant. It's too easy for a big corporation to lock the tenant out and rent it out for more money; they have deep pockets and can take the financial hit of a fine from the LTB.</p>
A Tenant	<p>Hamilton should remove the renovations loophole in its regulations.</p> <p>A renovation adds inherent value to the capital of the home, therefore the landlord should not be allowed to raise the cost of rent of a tenant when a renovation occurs.</p>
A Tenant	Disallow them
A Tenant	Protecting citizens from loosing their housing
Neither (A concerned citizen / homeowner)	Collect data. Cross reference renoviction orders with work permits. Provide a portal for tenants and landlords to report eviction notices.
A Tenant	<p>Landlord licensing. Coverage of costs on the part of the landlord such as temp rentals while being renovated. Better protection of tenants from evictions and rising rent prices. I've been saving for a house for over 6 years. I make 85K. And I still can't afford a home in my hometown. Do your part in battling the financialization of housing, including licensing landlords and better tenant protections. Landlords care about their investment. But housing is a human right. That should come first, always.</p>
A Tenant	<p>Make it illegal for landlords to bully, intimidate and harass tenants. People who have lived in units for 10+years shouldn't be constantly worried if they'll be evicted, this is our home but yet we never feel safe because of that.</p>

A Tenant	Stop it happening
A Tenant	Stop it greedy landlords
Neither (A concerned citizen / homeowner)	Let the LTB speak for tenants and landlord.
Neither (A concerned citizen / homeowner)	Advocate for tenants who may not know their rights, hold landlords accountable
Neither (A concerned citizen / homeowner)	Strengthening information for landlords and tenants. Ensuring regulations are in place so that renters/tenants aren't worrying about whether they'll have a roof over their head if their landlord chooses to renovate.
A Tenant	By-laws to protect both parties, and clear, accessible educational information on how to resolve issues and get compliance.
A Tenant	The City of Hamilton should take a firm stance against renovictions by implementing policies against evicting tenants and then charging significantly more rent for the same unit within a certain time period.
A Tenant	Stop forcing tenants ro move because landlords want to fix yp an apartment. When it could be fixed while the tenant lives there. Tenants shouldn't have to pay double or triple because of renovictions after
A Tenant	It has to stop
A Tenant	Stop it landlords are being creedy the cost of living is threw the roof there are going to be alot more homeless people soon. Especially seniors and low income families.
A Tenant	Not allow evictions based on renovations for increase of rent
A Tenant	They know we are tax Payers and they work for us ßo to they should be in v0lved
Neither (A concerned citizen / homeowner)	Investigate and heavily fine landlords who renovict
A Tenant	Ensure Landlords don't use bully tactics to force tenants to move out and close provincial regulation loop-holes that allow them to raise rents above approved limits through questionable methods. A city review board should be set-up that has real consequences if it is found that Landlords are using renoviction methods and tactics.

A Tenant	
A Tenant	Make another unit available to the tenant without increase. It's the landlords job to upkeep properties. The city should endorse this as LAW!
Neither (A concerned citizen / homeowner)	Support for the tenant in finding a new rental at a similar price and ensuring their landlord follows the applicable rules for evicting a tenant in these circumstances.
Neither (A concerned citizen / homeowner)	Education/communication to help all parties involved understand their responsibilities.
A Tenant	Stop making it so easy for landlords to displace tenants!
Neither (A concerned citizen / homeowner)	If the City wants to be "the best place to raise a child and age successfully" you need to protect peoples ability to find and stay in safe, affordable housing. When people are unhoused or forced to live in unsafe conditions it has a direct impact on their health and the health of their community. The City should do everything in its power to protect community members from the people who seek to profit off of housing. Housing is a human right, not an investment opportunity for people seeking to make a profit. Renovations can and should happen, but not at the expense of tenants.
Neither (A concerned citizen / homeowner)	Come down hard on people who profit from housing. Housing is a human right, not a for-profit or investment opportunity. When people are unhoused, or forced to live in unsafe conditions, it impacts their health. If Hamilton wants to be "the best place to raise a child and age successfully" the City should do everything in their power to ensure an adequate supply of safe, affordable housing. This means creating protecting policies and enforcing them strictly on those who profit off the needs of others.
Neither (A concerned citizen / homeowner)	Mediator / Information Provider / Tenant Advocate
Neither (A concerned citizen / homeowner)	Protect tenants from profiteering landlords
A Tenant	I'm not 100%sure but Tennant's deserve to live somewhere they can afford without fear of being revovicted by greedy landlords
Neither (A concerned citizen / homeowner)	
A Tenant	Advocacy, putting policies in place

Neither (A concerned citizen / homeowner)	
A Landlord	None. It's an issue for the Landlord and tenant Act
Neither (A concerned citizen / homeowner)	Policing role
Neither (A concerned citizen / homeowner)	Ensure that it doesn't displace people and if it does, tenants should be compensated for raises to their rent and moving costs if they have to move. Try to move people within the building. Long-term tenants should not have their rents jacked up if they return to their units, especially if the landlord has ignored repeated requests for timely repairs leading up to the renovations and have had to live in sub-standard conditions without compensation for them. Daily fines for unfit living conditions in units slated for renovation. Create a grading system for rental units and ensure renovations allow for the same type of housing after renos (price of rent, unit size, etc) so that people aren't priced out. Allow landlords to apply for increase in grades in some units with the stipulation that for every improvement above the stated grade, that there will be a unit of similar size made affordable/RGTI.
Neither (A concerned citizen / homeowner)	Enforce license for landlord
A Tenant	The city should be protecting the limited affordable housing that we still have . Tenants need to be protected at all costs to keep their housing .
A Tenant	The city needs to be on the side of the tenants who have affordable housing.
A Tenant	Legislation to create rent stability rx rent cannot exceed x amount to deter OR forms and checks to ensure renos are needed and not used for renoviction
Neither (A concerned citizen / homeowner)	Take a more active role to protect tenants
Neither (A concerned citizen / homeowner)	I've been a renter for 12 years in Hamilton before purchasing our house last year. This city NEEDS to address renoviction. I have seen neighbours renovicted, primarily newcomers and racialized people, who were not educated on their rights, and replaced by out of town tenants who were able to pay jacked up prices.

	<p>The city 1. Should license landlords, and inspect properties every 5 years. 2. Should require in building permits a question about renovating between tenants, and only allow building permits for those who have followed the law with previous tenants. This could include a fine or additional cost for building permits to fund geared to income housing.</p> <p>The housing and rental market is made unaffordable by renovations. It also rewards landlords who have not kept up their properties for their tenants by allowing them to sell easily to future landlords who intend to evict existing tenants.</p>
Neither (A concerned citizen / homeowner)	Act quicker on enforcing bylaws that require landlords to comply with minimum property standards requirements and issue fines to landlords who refuse to repair HVAC and water supplies.
A Landlord	This is already handled in the provincial legislation. I believe if change is needed it needs to happen there with more transparency and efficiency in the landlord tenant board
A Tenant	Mandatory landlord licensing.
A Tenant	Crack down on slumlords and regulate it better
Neither (A concerned citizen / homeowner)	
A Tenant	I think making sure the LL and tenant know the legal expectations. I think licensing would help in identifying who specifically the LL is to help facilitate offering the information and enforcement of expectations
A Landlord	None
A Tenant	None cause it won't do anything but waste more tax payer money
Neither (A concerned citizen / homeowner)	Punish the ones that don't comply but not make all landlords get a license for their "OWN" property that doesn't belong to the city!
Neither (A concerned citizen / homeowner)	Need to apply to complete the major repair that would start the renovation. Have to prove with documentation and visit location to determine if tenant needs to leave to complete.
Neither (A concerned citizen / homeowner)	Enforce building laws so apartments are up to codes and enforce housing law to return to apartments at same rent after any repairs are made.

A Tenant	Deny ALL renovictions unless ordered by the city. Do more inspections of properties and require landlords to submit inspection reports annually.
A Tenant	Renovictions should NOT happen, a landlord has the right to repair and maintain a unit, but should not be doing so by displacing long, good standing tenants.
A Tenant	Give the tenant hope , Raise property standards,
A Tenant	Make both sides aware of their rights and responsibilities; provide information about rental vacancies; assist tenants in finding new accommodation
Neither (A concerned citizen / homeowner)	control Landlords... make sure the apartment is given back to the tenent within a month at the same rent as before !!
Neither (A concerned citizen / homeowner)	mediator
Neither (A concerned citizen / homeowner)	Immediate mediator
A Landlord	Speed up the LTB process, landlords are going bankrupt. Change the LTB to be fair to all, not just tenants. Hire more staff. Repay landlords for all the months/years having to house squatters.
A Tenant	Provide support to both parties to alleviate the LTB
A Tenant	
Neither (A concerned citizen / homeowner)	no role at all! there are already laws in place to protect tenants and landlords at a provincial level. Landlords and tenants do not need more laws to confuse the system in place already.
A Tenant	Ensure adequate housing supply for mid to low income earners and stop landlords from displacing good tenants
Neither (A concerned citizen / homeowner)	Make sure that they're all abiding by the rules! Close the loopholes so that squatters can be forced to leave regardless of the time of the year.
A Landlord	Ensure that renovictions are STOPPED
A Tenant	Enforce the laws that exist to protect tenants.
A Tenant	Creste renoviction bylaws Enforcement of said bylaws.

A Tenant	Make sure the building really needs to do a reno to the apartment and not do a viction to the tenant.
A Landlord	That they should have to apply to renovate before they displace people
A Tenant	License the landlords and making more affordable housing.
A Landlord	None Provincial government should/does make the rules
A Tenant	License landlords, harden rules against renovictions
Neither (A concerned citizen / homeowner)	Require a license for all landlords to rent a property to ensure they are familiar with the Residential tenancies act.
A Landlord	<p>There are some severely dilapidated apartment units throughout Hamilton that are in major need of repair/rehab and there is 0 incentive to Landlords to execute on these repairs. Receiving a 1-2% increase per year on a \$600 a month lease does not provide the financial metrics required to undergo a \$10K-\$20K renovation. Being able to release the unit back to the same tenant for market rent or just below market rent would at least allow a Landlord to recoup some of their expenses over a 5-10yr leasing period. Landlords have their hands tied. Their buildings are depreciating, delayed capex is increasing and yet Landlords are harped on for trying to improve performance of their property. I would be very interested in continuing this conversation to explore ways to improve the LTB situation if further feedback is welcome. Thank you - CORA RUSCICA, cora@cedarpointgroup.ca 416-358-1350</p>
A Landlord	<p>Provide information to landlords and tenants regarding renovictions. The prices of properties have increased and so too have mortgage rates. As a result, the landlord expenses have increased. Tenants are paying a smaller portion of the landlord's operating costs. Landlord's are struggling to accumulate surplus to be used to make important capital expenses. This is making it difficult to operate rental housing in Hamilton. A city with one of the highest number of renters per capita.</p>
A Tenant	<p>The role of the City is to protect its citizens' right to shelter. The profit motive of landlords who own multiple properties for their own enrichment must not outweigh the rights of renters to have adequate, life-saving shelter. Landlords should be obliged to register the current monthly rent, affirmed by the tenant, and the rent rate sought after renovations, contingent on licensing. While we're at it, enforce a bylaw that reinstates rent control.</p>

<p>Neither (A concerned citizen / homeowner)</p>	<p>None. This is a complete misallocation of resources. This is provincial jurisdiction. Every dollar, second of time or resource dedicated to this results in an equal amount of resources taken away from the core responsibility of the City's Housing Services Division - Housing Service System Manager. I assume the premise of this would be to support Tenants as they are somehow assumed to be 'exploited.' This is backwards - the homeowner is the property tax payer therefore is the City's customer and if anything, the City should provide extra services to it's customers who have disastrous Tenants that are compromising the value of their assets. Really a revenue generation tactic of the City should be to renovate as many units as possible, improve their quality so the value of the property is assessed higher. The City will actually collect MORE tax revenue. And legislation already exists where the Tenant has a right to bring a T5 bad faith application under s. 57 of the RTA if the Landlord breaks the law.</p>
<p>Neither (A concerned citizen / homeowner)</p>	<p>Too many landlords are evicting so they can increase their rent and there are loopholes in the system. The landlord tenant act seems to take too long as well to resolve issues.</p>
<p>Neither (A concerned citizen / homeowner)</p>	
<p>Neither (A concerned citizen / homeowner)</p>	<p>They should make sure has affordable housing</p>
<p>A Landlord</p>	<p>Nothing.... Stay out of the housing market as every time City intervenes it effectively reduces the supply of housing and/or makes it more expensive for landlords and is very quickly passed down to tenants who end up paying. The real problem today is LACK of SUPPLY of ALL types of housing in Hamilton. Every effort should be made to increase supply and NOT discourage property owners from upgrading their property and getting market rent. This is the ONLY way to make housing affordable and bring balance to the market. Licensing and other similar govt interventions will do the opposite.</p>
<p>Neither (A concerned citizen / homeowner)</p>	<p>Support housing as a human right. Support affordable housing. Assist to find affordable housing. Rent freeze</p>
<p>Neither (A concerned citizen / homeowner)</p>	<p>Not get involved, leave to province to administer</p>
<p>A Tenant</p>	<p>I believe that most renovations can take place while someone is living in the unit. Home owners don't move out because they have to renovate their kitchen or replace plumbing etc. The major issue in this building is they're using it as an excuse to</p>

	evict older tenants who have been here a long time in order to renovate and charge double what these people have been paying.
Neither (A concerned citizen / homeowner)	Do not enable it. What the city did with the agreement over 1083 Main is inhumane and supporting awful landlords.
A Tenant	The City should ensure it is not simply a ploy to get current tenants out in order to raise rent. The City should also ensure the renovations are actually done and the apartment is not simply spruced up a bit and then rented out right away.
A Tenant	The City should ensure that it is not simply a ploy to get current tenants out in order to raise the rent.
A Tenant	
A Tenant	Major role and be very active
A Tenant	protect tenants from displacement
Neither (A concerned citizen / homeowner)	Prevent landlords from performing renovations not required strictly to increase the rent of a unit
Neither (A concerned citizen / homeowner)	Fine landlords who abuse it
Neither (A concerned citizen / homeowner)	Ensure that permits are correlated to the expectation of the land owner and that they follow up on their legal obligations without the ability to hide behind bylaws, supported by a backlogged system that leaves people without adequate access to basic human needs and without forcing those people into illegal encampments around the city.
Neither (A concerned citizen / homeowner)	Support tenants and increase requirements on landlords to ensure tenants can get back in after renovations. Increase regular maintenance requirements/monitoring so that there are less untenable situations like the current water crisis in east Hamilton
Neither (A concerned citizen / homeowner)	Rent control at point of renovation
Neither (A concerned citizen / homeowner)	Monitor all situations to ensure laws are followed
Neither (A concerned citizen / homeowner)	The city must find affordable housing for each and every renovation.

A Tenant	
A Tenant	Demand that tenants are allowed to stay after renovations are completed
A Tenant	Stop them
A Tenant	Renovictions should be independently assessed by city staff to ensure that the Renos are necessary for habitation and not simply cosmetic or designed to increase the market value of the unit. As well, landlords should have to house existing tenants while renovations take place and the city should have strong protections to ensure that tenants can return to their units at the original rent after renos are completed.
Neither (A concerned citizen / homeowner)	ensure landlord follows the law. make longer time frame for notification. ensure can have same unit when returning without major increase in price. limit rent increases
A Tenant	Protect the tenant. The Landlord already has a home.
A Tenant	Create and enforce standards for landlords
Neither (A concerned citizen / homeowner)	Be proactive in assisting enforcement of LTA.
Neither (A concerned citizen / homeowner)	The city should have clear policies on rent increases and any evictions. A landlord should not have to evict people without the approval of city council. The city should also have a record of every person who was evicted and information about where they relocated. A landlord should not have the right to increase rents without the approval of the city.
Neither (A concerned citizen / homeowner)	Making sure people don't end up homeless because of greedy landlords
Neither (A concerned citizen / homeowner)	There should be more support for both parties with faster decisions made.
Neither (A concerned citizen / homeowner)	arbitrator
Neither (A concerned citizen / homeowner)	
Neither (A concerned citizen / homeowner)	Follow up on complaints
A Tenant	I do not have an idea at this time.

A Tenant	No one would help us when the landlord made us leave. There werent any resources we could use and for a while it looked like we wouldnt have anywhere to go
A Tenant	Stop it immediately, Crack down on bad landlords who let's maitence requests go until something is quite literally unlivable. Rent is too expensive these days to get living in despair
A Tenant	Pressure to revise the RTA
A Tenant	Actively involved in ensuring through license and followup that laws are clearly communicated to to landlords and tenants and that they are followed.
A Tenant	
Neither (A concerned citizen / homeowner)	It should protect its must vulnerable citizens.
Neither (A concerned citizen / homeowner)	Protection of affordable housing stock by preventing renovictions.
Neither (A concerned citizen / homeowner)	Make tighter bylaws and codes to protect tenants
Neither (A concerned citizen / homeowner)	Enforce health and safety standards
Neither (A concerned citizen / homeowner)	I think the city of Hamilton should play a bigger role in protecting tenants rights. There are too many people becoming homeless in this city and renovictions play a part in this. How come the tenants of 2322 King St. E were complaining to the city and absolutely no chits were issued? I saw the pictures of Melissa Gudgeon's apartment and I was completely appalled. I think there needs to be more transparency from the city in cases like this and (probably) a complete crackdown on corruption among municipal employees. Like, sorry, what actions did the city take against the landlord(same guy as above) who removed the door off of a disabled man's apartment last summer? I recall the newspaper saying that those actions wouldn't be disclosed by the city. Why not? Airbnbs need to be regulated into oblivion and there should be taxes for people owning multiple properties in the city. There should be more restrictions on renovictions and the city should crack down on the people who are repeatedly shown to be abusing and harassing tenants and acting in bad faith regarding renovictions. Because there is the perception that the city is coddling these individuals instead. They should face severe legal and financial consequences.

A Tenant	Enforce bylaws more. Landlords get away with a lot of stuff. Look at 1083 Main St. E absolutely disgusting.
Neither (A concerned citizen / homeowner)	protecting the tenant
A Tenant	
A Tenant	
Neither (A concerned citizen / homeowner)	Arbitration
Neither (A concerned citizen / homeowner)	
Neither (A concerned citizen / homeowner)	
Neither (A concerned citizen / homeowner)	
A Tenant	Insured tenant knows rights and help with disputes.
A Tenant	Renovictions should be illegal unless the tenant is directly responsible for the despair of the house outside of regular wear and tear. All homes eventually need fixing/updating, one should not lose their home because of it
A Tenant	Stop renovictions!
A Tenant	I wish I knew
Neither (A concerned citizen / homeowner)	Policy and increased bylaws
A Tenant	Current provincial rules are not protecting tenants and allow tenants to be evicted for renovations. Displaced tenants cannot afford current market rents Renoviction is a big issue impacting all parts of Hamilton. There was a big spike in N13s filed at the Landlord and Tenant Board between 2012 to 2021. City wide landlord licensing, improvements to the tenant defence fund, and a proactive tenant education program are all necessary to address these issues.
Neither (A concerned citizen / homeowner)	In situations such as the one involving lack of water they should step in decisively, do the repairs and put the costs on the tax bill -

	in other situations charging the landlord or suing them may be necessary
A Tenant	
Neither (A concerned citizen / homeowner)	Decisive action needs to be taken against landlords abusing their authority. In the situation involving lack of water the landlord the city's costs in paying for the water should be added to the landlord's tax bill.
Neither (A concerned citizen / homeowner)	I think the City should ensure that the landlord finds accommodation for the person(s) being displaced, at the same amount in rent. They should be offered first refusal on their newly renovated unit and the rent should be reasonably adjusted to reflect the improvements made.
Neither (A concerned citizen / homeowner)	I think this legislation review is a little late
A Landlord	The city could act as an impartial third party to assess if renovations require the tenant leaving; the city could arrange short term alternative housing for the tenant during renovations
Neither (A concerned citizen / homeowner)	Policy on the number of renovations within a specified distance (Separation Distance required) through licensing
A Tenant	Maybe have someone come and evaluate if the renovations are needed, if the timeline makes sense etc. similar to a building inspector. The problem isn't renovations, it's renovations specifically used to turn over tenants. Also advocate for better rules from the province. There would be less of an issue if the rental and housing market were healthier, which is largely to do with municipal planning and provincial building codes.
A Landlord	Not licensing
A Landlord	Not get involved
A Landlord	Follow existing laws and press for rehousing people back to their apartments after Reno with a reasonable small increase.
A Landlord	Education
A Landlord	little
A Landlord	That the LTB and it's slow, archaic process is leading landlords to make desperate and illegal decisions, like renovations as a way of getting bad tenants out. The system is not designed to be fair, and the delays have only made things worse. More and more landlords are selling properties because of the inefficiencies and

	biases in the system, leading to further the housing crisis in the city. Tenants have no accountability right now, and it's a scary time for landlords.
A Landlord	Information, guidance and support for both parties to ensure provincial rules are properly followed.
A Tenant	the city should keep all affordable housing at any cost.
A Tenant	
Neither (A concerned citizen / homeowner)	Ensure that it is necessary for the tenant to move out for the work needed. Provide comparable place for the tenant to live during the renovation at comparable rent. Give the tenant first right of refusal to move back in at a reasonable rent increase.
A Tenant	Nothing. We don't need more government interference. The issues we have today are because of government interference.
Neither (A concerned citizen / homeowner)	Stay out of it!
A Tenant	As a tenant I've seen many units that have been destroyed by tenants, as well as unit run by slumbers. Legislation should be fair and balanced for both. If a tenant destroys a property they should be held liable as should a slumlord
A Tenant	Hold both delinquent tenants and landlords to same standard. I've seen tenants destroy units.and landlords left to pay. And vice versa. Hold both to equal repercussions
Neither (A concerned citizen / homeowner)	Find them a comfortable place to stay during the reno.
A Tenant	
A Landlord	None, provincial mater
A Tenant	The city should focus on schools, roads and basic services, not renovictions.
Neither (A concerned citizen / homeowner)	
A Landlord	Nothing — already covered in LT legislation. Should allow a landlord to raise rent that would cover inflation/expenses so landlord does not lose building as can't afford it.

Neither (A concerned citizen / homeowner)	None. There is a provincial regulations in place. The city needs to focus on areas it has jurisdiction under the municipal act. Do not add further red tape
A Landlord	None. There are provincial legislations in place. The city of Hamilton has enough of its own problems to fix.
A Landlord	None. The Bureau already favours tenants in all other areas — every. Single. One. Landlords need grace and options and should have the right to enhance a property and raise the rent at their discretion thereafter.
Neither (A concerned citizen / homeowner)	How will licensing the landlord help? What will that do besides drive up the cost of rent and take rental stock out of the market. Why does the city think it's a good idea to add more regulations and more red tape. The LTB exists, it heavily favours the tenant. City stop getting involved in matters beyond your jurisdiction and just fix the road and pickup my garbage on time
A Tenant	None. The city needs to stay in its lane and Stay out of landlord tenant matters. Big government doesn't help anyone.

