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Robicheau, Vanessa

Subject: RE: New Rental By-Laws

Sent: Monday, November 26, 2012 12:54:06 PM

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To Whom it May Concern:

I am a landlord with one tenanted property in Hamilton. Our tenants have five children. I have not raised their rent in 3 years because I know they are having trouble making ends meet.

The house, a semi-detached home, is decent, safe and clean. It has a nice yard and it is in a nice area on the Mountain. The children love living there and have made many friends.

The rent covers the bills for the most part – there is a bit leftover at the end of the month after repairs which we squirrel away for the new roof that is going to be needed in the next couple of years. It will also need to be painted soon, and we'd love to give the family some new flooring in the basement because the carpet is getting a bit worn in the basement and her youngest has allergies so removing the carpeting would be a really good idea.

I now hear that Hamilton is considering imposing Rental Licensing. I also hear that Waterloo did the same thing and the cost is several hundred dollars a year!!!

I can't absorb that cost. Something is going to have to give. My tenant's new flooring? Their rent? Their roof? They can't move into a cheaper apartment – it's hard to find something for a family of 7... How exactly would Rental Licensing improve things for my tenant?

Rental licensing will hurt families in Hamilton and small landlords. Please consider what you are proposing very carefully.

Matthew Brown

06/12/2012