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Robicheau, Vanessa

To: Taylor, Sheree L.

Subject: RE: I support hamilton Landlord Licensing

From: Nuno Matos

Sent: December-06-12 12:36 AM

To: clerk@hamilton.ca

Subject: I support hamilton Landlord Licensing

Hi, I support the licensing because I hope it will increase the rents a lot, with more costs to the landlords and more rules, some will close their rentals, others will increase rents, so less rental stock on the market will increase rents.
I would like to invest in Hamilton but rents are too low.

I own triplexes in Ontario with high quality (2 bedroom apt rented for \$1,900), inspected by a fire consultant because I want to follow the Ontario law and keep tenants happy and apartments very profitable.

Good thing I didn't invest yet in hamilton since I was thinking about buying a triplex, instead I will wait for rents to increase and later buy a six + plex that won't require licensing.

I don't want to pay for a service that wont bring any advantage in terms of the quality I already offer, plus more costs will only turn me into a cheap/slum lord.

Either I invest in something that doesn't require licensing or i will buy elsewhere in Ontario. So I hope you keep big properties/investors outside this rule. I will wait a few years to make sure you don't change your mind. I almost made a mistake on buying a triplex in your city, so I will be very cautious now.

Don't worry if rents increase because I think poor people should live in social housing, paid by the city, yes in bad conditions, but that's the only way they can afford.

Students should also live in student housing provided by the city, schools or get their parents to pay more.

I think the city should be responsible for those most needed communities and let the other market work naturally.

What do you plan to do with the ones that wont request licensing because they will never be able to comply? It will be extremely unfair to inspect only the licensed ones. Think about this: Licensing , an instrument to penalize the good ones?

One last comment:

"that Social Housing rental buildings be exempt as they are already subject to oversight through Provincial legislation;"

Everyone knows the social housing is the worst kept rental stock in a city, why are you leaving it out and only penalizing the small time investor?

oversight through Provincial legislation? well, so that oversight is fine for SH and the city oversight in terms of fire code and Tenant Landlord Board is not enough for the rest of the Landlords?

so why is the social housing worse? something doesn't make sense here

Please clean up Hamilton rental market so rents can increase.

Nuno