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Robicheau, Vanessa

Subject: RE: Rental licensing in Hamilton

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Date: Sat, 24 Nov 2012 15:12:13 -0500

Dear Sirs and Madames,

I am a relatively new landlord in Hamilton, encouraged by Don Campbell to invest in the TOP Ontario town of Hamilton because of your economic fundamentals. My properties are top-notch and I am a responsible landlord.

I was dismayed to learn that IN ADDITION to your landlord fines for poor maintenance etc. (which I wholeheartedly agree with), your city is about to impose additional, potentially hefty fees to license what is already legislated with enforced property bylaws.

Why the duplication and extra cost? Why should good landlords be punished for bad ones?

I have no problem with mandatory **fire safety and electrical inspections *valid for reasonable periods of time*** and available at a **reasonable** cost. I would applaud them. I feel very strongly about safe housing. I do have a problem with hefty rental licensing fees that amount to nothing more than a city cash grab which will inevitably be paid for by the tenants in your city... In fact, I believe it's a highly **INEQUITABLE** plan – do homeowners pay a licensing fee to live in their homes? Essentially it amounts to **DOUBLE TAXATION**. Other cities may have implemented hefty licensing fees but it doesn't make it right. Safety inspections don't need a licensing program to happen.

Any fees, taxes etc. should be charged **EQUALLY** to both owner-occupied and tenant-occupied homes. Enforced by-laws, fines etc. are applied to tenants and homeowners alike – which is why they are fair.

I was speaking with a couple of homeowners near McMaster University - **they have noticed a BIG improvement in issues with garbage, noise, and yard maintenance in the past year...Enforced by-laws are working** – keep city resources on it and continue to charge those who break the rules. Leave good landlords alone!

Margaret Plut

Real Estate Investor and Responsible Landlord in Southern Ontario