

Robicheau, Vanessa

Subject: RE: Rental housing licensing

-----Original Message-----

From: Anita

Sent: September-15-13 8:33 PM

To: Robicheau, Vanessa

Subject: Rental housing licensing

Dear Vanessa,

I am a resident of Ward 1. I live one block from McMaster University. I purchased my home 10 years ago and have invested a considerable sum of money to renovate our home.

Westdale has changed considerably during the last 10 years. The streets around the university look like a student slum. The homes and properties have declined significantly. The turning or tipping point was the double cohort year. Housing demands increased the number of rentals with a shift from single family dwellings.

During the summer months, landlords fail to mow lawns or remove weeds. The state of disrepair appears to perpetuate more neglect. This September, landlords failed to "prep" houses for the arrival of new students. Graffiti, broken bottles, garbage left on lawns and remains of garbage day seem to have increased. A decrease in pride or an expectation to maintain property standards seems to prevail.

Winter also prove dangerous as side walks are not shoveled.

I support increased standards as a means to improve the appearance and safety of our streets.

I believe licensing will improve the conditions of rental properties.

My concerns are not related to sharing my neighborhood with students but rather having landlords who do not maintain their investments.

Thank you

Anita McGowan