

**Robicheau, Vanessa**

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**Cc:** McHattie, Brian  
**Subject:** RE: Investment Housing Licencing BY-Law

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**From:** Linda Bryant  
**Sent:** September-16-13 9:08 AM  
**To:** Robicheau, Vanessa  
**Cc:** McHattie, Brian  
**Subject:** Investment Housing Licencing BY-Law

To whom it may concern:

Having resided in the same Westdale neighbourhood since 1980, my husband and I have sadly witnessed the erosion of the largely single-family environment with its well kept homes and properties by overcrowded, ill-maintained & landscaped student rental investment units. These have become, in many cases, a blight on the streetscape. In homes built with parking for one car (or maybe two) ,we now see several vehicles either parked on lawns or overflowing into the streets. No regular landscaping, garbage overflow, poorly maintained structures-not to mention unsafe and overcrowded conditions for the students/tenants have become major problems.

We therefore support the proposed licencing by-law with "teeth" to enforce infringements. In toughening up provisions, both landlords and tenants would be made to understand that they have responsibilities.

In setting enforceable standard, some balance between single family and investment properties will be restored making our community more liveable for all. This would also encourage the influx of young families choosing to settle down here rather than elsewhere to avoid the unpleasantness of run down rental ghettos. Those of us wanting to pass on our homes to such families may, at the moment, be thwarted in so doing by the proximity of undesirable properties. The imposition of standards could help reverse this trend.

The owners of investment properties need to understand that owning a rental property does not end with its purchase but involves the well-being of its occupants, ongoing maintenance and landscaping, and the respectful co existence with its neighbours.

Linda Bryant