



September 23 2013

Dear Mayor & Councillors City of Hamilton,

On behalf of the Hamilton & District Apartment Association I would like to express my thanks to the Planning Committee for tabling the Staff proposal of licensing in favor of supporting a Pro-active Enforcement program. We urge the Council to accept the proposal of a permanent Pro-active enforcement team instead of licensing as agreed by the planning committee on September 17th 2013.

The HDAA has attended all 4 long and detailed discussions on the subject of Licensing at meetings since Sept 2012 and have seen little actual support for licensing from the public in comparison to those against. Any opposition, like the letters sent in at the September 17th meeting can be addressed by the Pro-active Enforcement team and current by-laws. There has been some comments that Landlords are self-serving in their opposition to Licensing, however it should be noted that landlords of properties larger than 6 units are also against it. They would not be required to obtain a License and could anticipate increased revenue if licensing increased rents in 1 - 6 unit buildings. These landlords are not being self-serving but the opposite, they are arguing against Licensing on principle even though licensing could be very profitable for them.

As a Landlord association we look forward to helping the proposed sub-committee to educate tenants, landlords and residents on improving rental units and increase safety for residents. We accept this olive branch opportunity from the planning committee to circumvent blanket fees & fines on all Landlords. We believe the Pro-active enforcement structure is our window of opportunity to start resolving some rental issues in Hamilton.

Arun Pathak
HDAA President

490 Nelson Avenue Burlington ON L7S 1X3
289-208-5445

info@hamiltonapartmentassociation.ca
or on the web at: www.hamiltonapartmentassociation.ca