

Residential Rental Housing Licence Open House High Level Comments

Landlords

- Landlord has limited powers to deal with bad tenants, yet the landlord is responsible and could be fined. This calls for the need of a support group from tenant abuse and government abuse
- 50km owner requirement is too stringent (also cost of hiring an agency if landlord lives more than 50 km)
- What if...Landlord cannot obtain license, tenant continues to pay rent under landlord tenant act; cannot kick out tenant
- How will enforcement work for landlords that do not obtain a license? Impact on others that have a license?

Police Checks

- What does a criminal record check have to do with being a landlord and why does the tenant not need one?

Taxes

- This seems like a tax grab. Give people a break which will motivate people to come in
- I am concerned about cost associated with initial compliance. If landlord is low income can one year property tax rebate be considered to offset cost?
- How will property taxes be assessed

Inspection

- All houses are inspected by the Electrical Safety Authority at time of construction. Additional inspection requirement is just an extra cost. ESA inspection should not be required – covered in building permits
- Will older homes be grandfathered for ESA and HVAC? What happens if property is older and has not undergone change? Why is electrical inspection required when no changes are being made?
- Lawn mowing and snow removal are the responsibility of tenants according to current contracts. HVAC maintenance and repair are under contract with a specialized firm. So, additional inspection requirement is just an extra cost.

Insurance

- Town should not dictate insurance levels on rentals
- 2 million insurance policy will bankrupt

Housing Dwellings

- How is my first floor rental in a low rise building different than a first floor in a high rise? Why are they exempt from licensing but I am not? Increased risk to them
- If “lodging” or “boarding” house why make restrictions such as 600 square meters? If “lodging” house is it not preferable to have comfortable larger dwellings available?

Concerns

- Money grab
- License period one year or three?
- How does this work with the idea of affordable housing?
- Who will manage audits of requirements

Complaints

- Have a variance application process for each class
- Class A should have the option of a multi-year license (5 year)
- Totally disagree, money grab
- Extra license requirement fees and expenses will increase rent. LTB approval needed for rent increase
- Does not promote affordable housing

Floor Area

- Floor plans are not readily available. Preparing such plans will require the services of a professional engineering office. A list of rooms, spaces, and common areas with dimensions may serve that requirement. Costs for architect to draw plans and retro inspections could be high
- Floor plans that do not comply, what happens? Will there be subsidies for costs?
- Why are there restrictions on percent of house to be comprised of bedrooms? This could be a problem for both older homes and newer mansion-like homes for numerous reasons

- If property is a multi-unit and already fire inspected, can the floor plan requirement be an exemption? Old home, no plans and plans are expensive.

Kitchen Concerns

- Should allow for two kitchens per dwelling minimum. Limit to one kitchen shows bias against extended families etc.

Building Code

- Why are there restrictions on the maximum on number of bedrooms and bathrooms on any unit? Max. 4 bedrooms makes no sense presuming this unit is newer construction, it may well have 5 bedrooms.
- Please re-check 14 square meters for 3 adults/bedroom size
- One is never in complete compliance of Building Code as it keeps changing. Possibility of grandfathering dwellings to be congruent to building code of date of construction unless building is more than 50 years old. If the goal is to promote and create more affordable housing, need to be flexible. As long as fundamental safety issues are addressed, building code should be negotiated. Town needs to work with provincial body in charge of housing flexibility with building code. Requirements could be negotiated with provincial bodies.

Business/Economy

- Rent will go up which will drive people out of Oakville
- This bylaw will discourage investors to invest in Oakville, because they can't recover these expenses from rent. All the Health and Fire, Safety codes are already covered by Ontario Building Code. This license requirement is just additional burden which will ultimately pass to tenants. Investors are already moving or getting their properties into other municipalities where there is no such requirement.