Dear City Of Hamilton Councillors,

I am writing this letter with regard to the new By-Law, that the City of Hamilton is trying to pass, stating that all rental properties are to have licensing. I own several rental properties and am completely against the implementation of this By-Law.

Hamilton is going through an economic growth, and the need to leave that option open is dire; so that people, like myself can continue to buy rental properties without having to incur outrageous fees.

If this By-Law is passed, the tenants are not going to be able to afford renting due to the massive increase that the landlords will be forced to raise to be able to cover these fees associated with this By-Law.

The City of Hamilton has the tools to crack down on unsafe and illegal units; so we should be using those tools.

Here are five more points to take into consideration:

1. Anyone found to be in contravention of Zoning By-laws be given the chance to correct the situation before any charges are laid.
2. Size, ceiling height and other requirements for secondary suites should be based on Ontario Building Code and not Hamilton's current unreasonably high standards.
3. A City-Wide Proactive By-law enforcement team should be created and funded from the levy; Project Compliance has shown that non-rental properties have significant deficiencies (some types over 50%) and they should also be subject to inspections.
4. Suggestions from the HDAA and RAHB's joint submission on June 18th, 2013 and other ideas that have been put forward, should be developed by the City in collaboration with all stakeholders.
5. It is premature to commit to a Licensing By-law for 2017 until we have taken the above actions, completed the Zoning By-law review, received further information about the costs and success of Licensing in other cities such as London & Waterloo and develop a plan to assist tenants who will be displaced and face higher rents due to Licensing and the shortage of rental accommodation.

Sincerely,

Jason Lambert