

July 9, 2024

Attention: Community and Protective Services Committee

**RE: Business Licensing By-law L.-131-16 to introduce a Rental Unit Repair Licence**

I am a property manager of 30 years in the City of London working with larger stakeholders over the years. I wanted to voice my concerns and question a few areas of the proposed Rental Unit Repair Licence.

1. Why is this new license even required. For a landlord to file a N13 (termination of tenancy for demolition or renovation) the landlord is required to show the Landlord and Tenant Board they have taken the appropriate steps in obtaining a permit and drawings. This is a requirement already under the RTA for the N13 to be valid.
2. Confused on the staffing requirement set out in the staff report that totals \$580,000. How do you justify spending more than half a million dollars of tax payers money for a program/license that isn't even a large enough issue in London . The new license fee would not cover even 1% of the staff costs.
3. I understand there are some shady landlords out there that try to skirt the system however the tenants have rights and they can fight those landlords at the LTB. The laws are in place to protect both the tenant and the landlord. To say there are ways around the laws is not proven and unjustifiable.
4. In the staff report there is mention of having information available to tenants and landlords on their rights. This would be an inexpensive tool if the literature is available on line or paper copy. Why not just have education as the key to the problem. Or provide free legal service to tenants with question?

Additional questions that I will be asking at the PPM on July 15<sup>th</sup> :

1. For the BRT program (Wellington Gateway specifically) the City of London had to demolish 34 single dwelling homes to date. Were any of those homes rentals? Were any of the tenants required to vacate? Were N13s given?
2. As well for the BRT program the City of London has requested to expropriate a portion of land that includes 57 & 63 Wellington – 2- 3 story ups. Are those buildings being demolished? Are N13s being given to the tenants?

3. Will the redevelopment of London's city hall campus affect the apartments at the Centennial House building next door which include 162 units? Will those tenants be given an N13?
4. How can you fault N13s for the housing issues in London when our own City is displacing tenant for a bus system and expanding City Hall.

Why is this licence even needed when the N13 procedures and laws are in place already through the Residential Tenancy Act and the Landlord and Tenant Board.

Thank you for taking the time to consider my submission.

## Lisa Smith

Lisa Smith  
Senior Property Manager  
Norquay Property Management