

Norquay Property Management Limited

#301 - 100 Wellington Street
London, ON N6B 2K6

July 11 2024

To: Mayor Josh Morgan and City Council

RE: Renovation License and Relocation Bylaw Changes

Dear Mayor and Councilors,

I am writing to in response to the Community and Protective Services Committee (CAPS) report regarding “renovictions”

I respectfully suggest that involvement City of London in the “renoviction” process should be limited to confirming the status of a building permit (should anyone inquire), and performing the inspections as required to ensure completion of the project in accordance with all applicable by-laws and building codes. Perhaps the City could contact the *Landlord Tenant Board* (LTB) to report a suspected case of a landlord abusing the N13 process.

It appears to me that the legitimacy of the renovations required is at the crux of the issue. It would seem logical to assume that if an N13 was applied for, the permits required to facilitate the extensive renovations/demolition/conversion would be obtained, or at least be in the process of being obtained. If not, then the legitimacy of the N13 could rightfully be called into question through the *Residential Tenancy Act* (RTA) via the LTB.

The problem for tenants arises when an unscrupulous landlord attempts to use an N13 to evict tenants under false pretenses. I do not deny these situations occur and support measures which halt this practice; however, these situations will not be stopped by a licensing scheme of any sort because it is unlikely the same landlord will ever apply for a permit to begin with. The licensing scheme will only add a layer of approval, administration and cost to those landlords who do apply for permits and operate within the bounds of the RTA, building codes, by-laws etc.

If the City of London wishes to truly assist tenants (and landlords alike), petitioning the Provincial Government to make the RTA work effectively for everyone is a better use of resources.

Please note that Norquay Property Management Limited (NPML) owns and manages over 900 residential rental units, most of which are located in London. Any major works (new flooring or bathroom/kitchen renovations for example) required in a long-term tenant’s unit have always been completed without displacement of the tenant. This proposed licensing scheme will not adversely affect our operations and I do not see that we would ever be subject to it given our modus operandi.

As a stakeholder, our main objection to this proposed by-law is the staffing requirements and subsequent cost. It is clear the licensing fees will never come close to offsetting the cost of the six staff apparently required to manage this process. This cost will be borne by the residents of London, and in a

time where we are experiencing record municipal tax rate inflation, I question whether this is a real priority. I would rather see the \$581,000 in projected staffing costs be shifted to fund a tenant resource centre so that tenants could get the assistance they need in N13 and other situations they are faced with. Knowledge is power.

The licensing/regulation schemes proposed here are a duplication of existing processes established in the LTB/RTA and will not have any positive effect for tenants.

Respectfully Submitted,

Craig Linton

Craig Linton
President
Norquay Property Management Limited