



300 Dufferin Avenue
P.O. Box 5035
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N6A 4L9

September 21st, 2024

Dear Colleagues

I'm writing to you regarding the Renovictions - Amendments to the Business Licensing Bylaw to Introduce a Rental Unit Repair Licence (RURL) item on the Council agenda. At committee, I attempted to amend the Administrative Monetary Penalties (AMPs) recommended in the report with the intention that the amended fees and schedule better match, and adhere monthly, to the real gains bad faith landlords would realize after fraudulently evicting long term, affordable rent paying tenants through the misuse of N13s. However, this amendment did not receive a seconder and was not debated or voted on.

In recognition of Council's strategic mission, which includes helping renters understand their rights, increasing tenant quality, affordability, and keeping individuals and families housed; and, in recognition that the current LTB legislation and regulation apparatus is not working for many tenants; and, that the scope of our N13 renovictions prevention program aims to stop bad-faith landlords from using fraudulent N13s to evict long-term, below-market rent tenants solely to re-rent units at higher rates for increased profits; I argued that the fees should eliminate any potential gains associated with the fraudulent use of N13s, and a clear understanding of when to expect certain fees must be available for those landlords considering taking this route. In essence, I proposed a stronger deterrence mechanism to be built in.

Included in my motion, I called for an amendment to the penalty schedule to prescribe a \$2000 per month (for the first 3 months) then, \$4000 per month AMP for failure to apply for a license, noting the issuance of fees cease as soon as RURL is held. This will remove all anticipated extra revenue a bad faith landlord may gain through such an eviction if they ignore the licensing requirement, as it applies per unit and can be issued concurrently with other AMPs. Therefore, a landlord looking for extra gains through the use of serving fraudulent N13s to evict current tenants, will not realize those gains, and be prompted into attaining a license. Within the RURL application, fraud would be identified, and misuse of N13s would be reduced, hopefully to zero. I ask for Council's consideration of that motion.

Additionally, from discussions with community members since committee who underscored the novelty in this work, I recognize that not all outcomes can be anticipated during the planning phase. It has been noted that we still lack effectiveness data for our current approach, and peer municipalities who have taken on similar initiatives are also gathering data. Thus, I am also including a motion for Council consideration to include a real-world evaluation of our RURL program after one year of operation to assess effectiveness in preventing renovictions.



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CANADA

Therefore, I am seeking your support for the following motions

That the proposed by-law to amend By-law A-54, as appended to the staff report dated September 9, 2024, BE AMENDED to reflect the following changes in Schedule A-5 Penalty Schedule for Business Licensing By-law:

- a. Item # 143 being Rental Unit Repair Licence – Fail to apply for Licence BE AMENDED to read “\$2,000 per month – then doubled after 3 months in contravention to \$4,000 per month” in Column 4 – Penalty Amount”;
- b. Item # 146 being Rental Unit Repair Licence – Fail to Comply with Licence Conditions BE AMENDED to read “\$1,000” in Column 4 – Penalty Amount”; and
- c. Item #147 being Rental Unit Repair Licence – Advertise or Occupy Unit to be Re-Occupied BE AMENDED to read “\$5,000” in Column 4 – Penalty Amount”.

And, that the Civic Administration BE DIRECTED to report back after 12 months of RURL operation with evaluation of effectiveness report in achieving renovation prevention.

Respectfully

David Ferreira
City Councillor, Ward 13