

Dear Ms. Kucera:

The London Property Management Association relies on our written submission dated June 9, 2014 address to Council (see below), in response to this Public Participation Notice.

It should be noted that LPMA was advised that this was matter was referred back to staff by Council for further consideration. We have not been provided with any report back to staff and there is no new agenda on the City of London Website, that I can see.

Therefore, our submission is limited to what was previously before Council. If changes and/or further consideration was in fact given to the materials, kindly forward same to us and we will prepare a response.

Additionally, we would like to request delegation status for the public meeting schedueld for July 21.

Emma Sims  
President  
on behlaf of the London Property Management Association

Dear Mayor Fontana and London City Councillors:

LPMA is the industry and education voice for over 500 owners of multi-residential housing and related industry members. We are writing to you to express our members' concern and objections to the proposed amendment to By-Law No. PH-3, Animal Control.

Currently under PH-3, Animal Control By-law, section 10.1 states "No person shall keep more than 2 class 4 animals (namely cats) in one dwelling unit or on any premises". Upon a review of the proposed amendment as it relates to Part 10, Class 4 Animals, the amendments would allow a person to house a maximum number of 8 cats (where there are no dogs) etc.

The London Property Management Association urges you to reject the proposed motion to increase the permitted number of cats per dwelling unit, or in the alternative, exempt any rented residential premises from the proposed changes. We make this objection partly out of concern for cats, but primarily out of concern for its adverse consequences to multi-residential landlords and their tenants.

With respect to cats, generally, there is a tendency for people to neglect to spay their animals (regardless of municipal regulations) and to release kittens as strays. Currently there are over-crowded shelters for stray cats where cats ultimately are "put down" and often acquire contagious diseases because of the inability to properly control intake. Under the current two cat limit there is a high degree of feline abandonment and having municipal approval to increase numbers will have a corresponding impact (and may exponentially increase the impact) on the numbers of feline abandonment.

From the perspective of LPMA members, in multi-residential buildings, where you have high density and diverse residents living in close proximity to each other, municipal support for an increase to the feline population will have serious adverse consequences for residents and landlords. Multi-res landlords already receive numerous complaints from their residents about allergic reactions, odor, noise, and urine and feces in hallways, common areas and exterior areas of complexes. An increase in permitted felines from 2 to 8 will exponentially exacerbate the situation. While not every tenant will have 8 cats, it should be recognized that many tenants will have no cats and will not enjoy living in a hallway filled with feline noise, odor and damage. In addition, while individual homeowners may decide to accept damage caused to their property by cats, the same choice should not be forced upon landlords, who are ultimately financially and legally responsible to pay for the mess which is often left behind by tenants' pets.

Even in smaller dwellings that are rented, if you allow tenants to house 8 cats per dwelling unit, the smell and the damage caused by the cats can be irreparable and the owner of the unit, the landlord, has no practical recourse since judgments against tenants are costly to obtain and often uncollectible. If the proposed amendment is approved, Council would effectively authorize a tenant of a small 600 square foot bachelor apartment, to house 8 cats and no practical recourse for a landlord to take steps to protect the animals or the property.

If Londoners who own their own house wish to house 8 cats, and Council in its wisdom decides that it's a good thing despite the adverse consequences to abandoned animals and those that care for them, then that is their prerogative. Our respectful request to you is that if you decide to move forward with the motion then you amend it to exempt all rental residential premises from this proposed by-law so that the majority of tenants and LPMA Members are not subject to the inevitable adverse consequences of your decision.

Thank you, in advance, for your consideration of our submission,

Yours truly,

LONDON PROPERTY  
MANAGEMENT ASSOCIATION

Emma Sims  
President