

From: [Paul Beechey](#)
Sent: Friday, April 10, 2015 12:04 AM
To: [Justin Adema](#)
Cc: [Bonnie Hawlik](#) ; [Joan Lenardon](#) ; [Don Bartlett](#) ; [Phil Squire](#) ; [Gregg Barrett](#) ; [Jackie Farquhar](#) ; [Susan Bentley](#) ; [Dennis Pellarin](#) ; [Charles Joles](#) ; [Alasdair Beaton](#) ; [Pauline House](#) ; [Samuel E Trosow](#)
Subject: Fw: Terms of Reference Feedback Form

Dear Justine,

Would you please include the following feedback regarding RRUL's in the Terms of Reference.

- the current \$55 Application and Renewal fee should be increased tenfold as per the City of Waterloo (see attached document)
- a Certificate of Insurance should be required when submitting or renewing a RRUL as per the City of Waterloo (see attached document)
- a Property Maintenance Plan should be required when submitting or renewing a RRUL as per the City of Waterloo (see attached document)
- the City of London RRUL self-certification checklist (SCC) is a good start, however fire regulations and existing building codes should be enhanced, added to a new SCC and enforced to ensure the safety of tenants (see attached document)

Thank you,

Paul

From: [Paul Beechey](#)
Sent: Tuesday, April 7, 2015 8:04 PM
To: [Justin Adema](#)
Cc: [Bonnie Hawlik](#) ; [Joan Lenardon](#) ; [Pauline House](#) ; [Don Bartlett](#) ; [Phil Squire](#) ; [Gregg Barrett](#)
Subject: Terms of Reference Feedback Form

Dear Justine, would you please include the following in the Terms of Reference feedback form.

Thank you,

Paul

RRUL's, Property Management & Fire regulations:

1. Residential Rental Unit License's (RRUL) in non-owner occupied R1 zone single detached dwellings:

- how many RRUL's have been issued since inception and how many have been renewed on a yearly basis?
- how many RRUL's are pending approval?
- how many non-owner occupied R1 zone single detached dwellings do not have a RRUL?
- what is the fine for not having a RRUL?
- since the inception of the RRUL, how many fines have been levied?
- since the inception of the RRUL, how many fines have been paid?
- since the inception of the RRUL, what is the dollar amount collected?

- are electric, gas or wood burning fire places divulged via the RRUL application process? Some Insurance companies may not provide rental property insurance with homes that have fire places.
- proof of Rental Property insurance should be provided when applying for a RRUL
- which houses with a RRUL have an egress basement window of 3.8 ft² or greater or a door opening directly to the exterior if the house is older than 5 years as per the City of London? (see attached document)
- which houses with a RRUL were inspected by City Building Officials to ensure building code compliance prior to a RRUL being granted?
- any person or Corporation who electronically submits a RRUL application and is granted a RRUL without a City Building Official inspection is fully responsible for the RRUL application. Failure to abide to City By-laws should result in a \$1,000 fine per day until the violation is remedied.

2. Property owners and/or Investor landlords as well as tenants should be responsible for maintaining the property. Property Standard infractions / fines should be levied against Investor landlords

3. Fire regulations should be enhanced and enforced to ensure the safety of tenants in residential houses, every bedroom and/or room used as a bedroom should have two exits:

- all basement rooms should require egress window openings of 3.8 ft² or greater as per the City of Waterloo (see attached documents; City of Waterloo, page 4)
- all basements should require two exits or two doors to exit the basement
- all main floor and second floor windows should be fully operational
- all homes that are 2 1/2 stories or greater or homes with a loft living area should require a fire escape
- all of the above should be required as part of a RRUL
- the safety of tenants is paramount

Kind regards,

Paul Beechey