

Community and Protective Services Committee (CPSC)

Submission

July 19/2017

My name is Norman Chubb and I have been operating 6 Licensed Lodging Houses out of the total of 22 in London for the past 36 years.

We have learned a lot over the years of owning and managing these properties. We are often the first step out of the Men's Mission or the Salvation Army hostels. We continue the uphill effort to house homeless individuals. We have many many good stories along with the inevitable sad ones. What started as just a business has become very much a passion to provide appropriate accommodation for many who fall 'through the cracks'. At this time we have a better than four year average length of stay per tenant. There is a large core that will live out their days with us.

1. I don't recall ever being asked to look at our "register of lodgers including their names and previous addresses". I agree that it is likely a contravention of the MFIPPA and to discard this requirement would be no loss of value since it is virtually never used.
2. The licensing fee produces no value to us. We create no cost of enforcement or administration other than issuing the licence. Clearly others who create the cost should bear the burden of those services. The sad fact is that this ends up as a tax on those that need the least expensive housing available to those who are struggling to have a roof over their heads. The majority of our tenants are on OW or ODSP. They are our only source as a business to recover these fees through rent increases.
3. Many student houses have 4 or more unrelated persons without the safety standards we employ nor do they have to pay a \$485 annual license fee. Student roomers pay higher rents for less safety and regulation. We feel that this is penalizing the poor. This is an incentive for investors to house 'out of town' students rather than those truly in need.
4. Another unnecessary cost is the more recent implementation of annual fire and building inspections. Every year the buildings are the same for long time operators like ourselves. It is frustrating to watch the rage of interpretations of the regs from inspector to inspector. Anecdotally, we have a fire door that is on one year then off another. As skeptics we kept it as it was ordered on the next year! These too frequent inspections are expensive for the city and for us. Every 3 years would help us maintain our compliance and ensure tenants are safe. Not sure how it helps safety but is another cost that has to be passed on at some point increasing the barriers to low income housing.

Hopefully this is helpful. For about three more years I am available for any consultation if someone wants help understanding how this type of housing can succeed. It took about 20 years to get a handle on some of the best practices.

Thanks for listening,

Norman Chubb

