

	London (from FOI request to City)
Applications received	(out of estimated 12,000 properties)
2010	2392
2011	682
2012	582 (to Sept 13, 2012)
Licenses issued	
2010	1870
2011	897
2012	1655 (to Sept 13, 2012)
Licenses refused	15
	13 – Non-compliance with Zoning 1 – Couldn't schedule FPPA Inspection 1 – Non-compliance with FPPA
Appeals filed	1 (invalid)
Costs	Average \$420,000 per year
Revenue	
2010	\$59,800
2011	\$17,050
2012	\$14,550 (to Sept 13, 2012)
Total Costs 2010-2012	\$1,260,000.00
Total Revenue 2010-September 13, 2012	\$91,400.00
<u>NET LOSS TO TAX PAYERS TO SEPT. 13, 2012</u>	<u>\$1,160,000.00</u>
Licence Fees (2-3 bedroom, non-owner occupied)	\$25 application/yearly renewal \$0 appeal \$95 inspection if required
Proposed Licence Fees	\$230.00 new applications \$80.00 yearly renewal

1. SUMMARY OF LANDLORD LICENSING PROGRAM

- **IN OPERATION FOR THREE YEARS AND TAXPAYERS HAVE LOST \$1.16 MILLION TO FUND PROGRAM**
- **15 TENANT HOUSEHOLDS FORMALLY EVICTED AND NONE ARE FOR “SUBSTANDARD HOUSING”**
- **15 OF OVER 3000 APPLICATIONS WERE REFUSED BUT ALL 15 COULD HAVE BEEN DEALT BY CITY UNDER *FPPA* OR *ZONING BY-LAW*...NOT THE LICENSING BY-LAW**

2. PROPOSED CHANGES ARE INCONSISTENT WITH RESPONSIBLE OVERSIGHT BY COUNCIL



- **STAFF REPORTS DID NOT DISCLOSE \$1.16 MILLION IN PROGRAM LOSSES AT TAXPAYER EXPENSE**
- **STAFF WANT INCREASED FEES TO HIRE 2 MORE STAFF SO OPERATIONS INCREASE BY + \$200k**
- **BASED ON APPLICATIONS AND RENEWALS THE FEES WILL BARELY COVER THE COST OF 2 NEW STAFF**
- **STAFF PROPOSALS ARE “EMPIRE BUILDING” WITH NO BENEFITS TO TENANTS OR TAXPAYERS. TENANTS SHALL PAY THE INCREASED APPLICATION FEES**
- **TAXPAYERS WILL CONTINUE TO FUND ANNUAL \$420k LOSS**

3. LPMA SUBMISSION FOR PRUDENT COUNCIL OVERSIGHT OF BUDGET:

- **TREAT TENANTS AND TAXPAYERS FAIRLY**
- **LET COMMON SENSE AND THE FACTS TRUMP IDEOLOGY AND “EMPIRE BUILDING” BY CITY STAFF**
- **END THE EXPENSIVE, DYSFUNCTIONAL LANDLORD LICENSING PROGRAM**
- **ENFORCE EXISTING CITY ZONING, PROPERTY STANDARDS, AND FIRE CODE LAWS**
- **CO-OPERATE WITH TENANTS AT THE LANDLORD AND TENANT BOARD**

DeForest, Catherine

From: DeForest, Catherine
Sent: Thursday, September 13, 2012 4:51 PM
To: DeForest, Catherine
Subject: MFIPPA Request #2012-101

1 — number of applications received for a licence by year.

2010 — 2392 applied
2011 — 682
2012 — 582 to date

2 — number of licences issued by year.

2010 — 388
2011 — 897
2012 — 1655

3- number of licences refused and copies of decisions and grounds for refusal of each.

15

20110522	54 DENLAW RD
20102843	386 FLEMING DR
20101690	112 ASKIN ST
20102552	381 AVONDALE RD
20102478	1-1050 BROUGH ST
20102479	7-1050 BROUGH ST
20110868	78 BLACKFRIARS ST
20102158	147 BROUGHDALE AVE
20102502	40 BEAUFORT ST
20102471	194 BROUGHDALE AVE
20101740	583 CENTRAL AVE
20110491	603 COLBORNE ST
20102662	400 COOMBS AVE
20102664	459 COOMBS AVE
20101101	15 CONNAUGHT

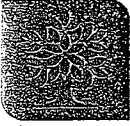
4 – number of appeals filed for refusals.
One (invalid)

5- administrative costs for operation of licensing program by year.
The cost is in the area of \$400,000 per year.

6-revenue by year.

2010 - \$59,800
2011 - \$17,050
2012 - \$14,550 to date

CATHERINE DEFOREST
Coordinator, Development & Compliance
Licences & Permits
THE CITY OF LONDON
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P.O. Box 5035
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London
CANADA

April 18, 2012

Saved

RE: City of London Residential Rental Units Licence Application
Rental Property Address: 459 Coombs Ave
Licence Application Number: 20102664

Further to correspondence from our office regarding your application for a Residential Rental Units licence for 459 Coombs Ave, we have completed our review of your application.

Please be advised that the above-mentioned licence application is refused. The grounds for the refusal are non-compliance with Section 6.2 (h) of By-law CP-19, which states: "the use of the Rental Unit and Rental Property is permitted or conforms with the uses permitted under the applicable zoning by-law or is a legal non-conforming use".

This letter represents notice of the decision to refuse your licence application. Please be advised, you have a right to appeal this decision in accordance with Section 7.6 (d) of By-law CP-19. You may initiate an appeal by sending a letter documenting grounds for re-considering the refusal decision to the City Clerk (PO Box 5035, London, ON, N6A 4L9) before May 9, 2012.

Please also be advised that it is prohibited to operate a rental unit without holding a current valid licence.

If you have any questions concerning this matter, please contact the City of London Licence Office at 519-930-3515.

George Kotsifas
Licence Manager

cc Property Owner (if not Applicant)
Building Files

2013 Service Change Case # 8

Service	By-law Enforcement, Licensing & Property Standards
Initiative	Increase in Residential Rental Unit Licence Fees

Financial Implications (\$ 000's)								
	Change to Gross Expenditure	Change to Non Property Tax Supported Revenue	Net Change to Property Tax Levy	2013 Tax Levy Impact %	Incremental Net Change Future Years \$ (if applicable)			
					2014	2015	2016	2017
Capital Budget Impact								
Operating Budget Impact		(180)	(180)	(0.04%)				

Background
<p>The Residential Rental Unit Licensing By-law was implemented in 2010. The current fees for both new and renewal applications are \$25. The costs to process new and renewal residential rental unit licenses include inspections by enforcement officers and Fire staff as well as the enforcement of this by-law and administration therefore the costs are estimated to be approximately \$230 for new applications and \$80 for renewal applications. Based on processing 180 new applications and 1800 renewal applications per year, the increase in revenue would be approximately be \$180,000. For comparison purposes, Oshawa charges \$320 and Waterloo charges \$375 - \$658.</p>
Performance Measures Impact
<p>These user fee changes do not directly affect any of the services' key performance measures.</p>
Impacts
<p>a) Community Private owners who have not licensed their rental properties will be subject to higher fees.</p>

2013 Service Change Case # 8

Service	By-law Enforcement, Licensing & Property Standards
Initiative	Increase in Residential Rental Unit Licence Fees

b) Community Engagement

The community will learn about these user fee changes through the tabling of the 2013 Property Tax Budget on December 4, 2012.

c) Other City of London services

No other City of London services are affected.

Risks

Should these fees remain unadjusted, it will result in an additional burden on the tax base.