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Residential Rental Units Licensing

Proposed Fee Increase



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Purpose

- Address substandard housing conditions pro-actively;
- Protect amenities, character and stability of residential areas.

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Timeline	
Sept. 2009	By-law approved by Council
Mar. 2010	By-law in force - education
Sept. 2010	L.P.M.A. Application to Quash
Sept. 2011	Application to Quash dismissed
Nov. 2011	L.P.M.A. Notice of Appeal
Dec. 2011	L.P.M.A. Abandoned Notice of Appeal
Jan. 2012	By-law in effect - enforcement



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Decision released September 2011

- Licensing by-law contains no provisions which evicts tenants.
- Licensing by-law does not conflict with the Code.
- Licensing by-law does not conflict with provisions of the MFIPPA which protects personal information.
- I am satisfied that the delegation under the Licensing by-law is lawful.
- I cannot find that the Applicant has met the high standard required to establish bad faith.



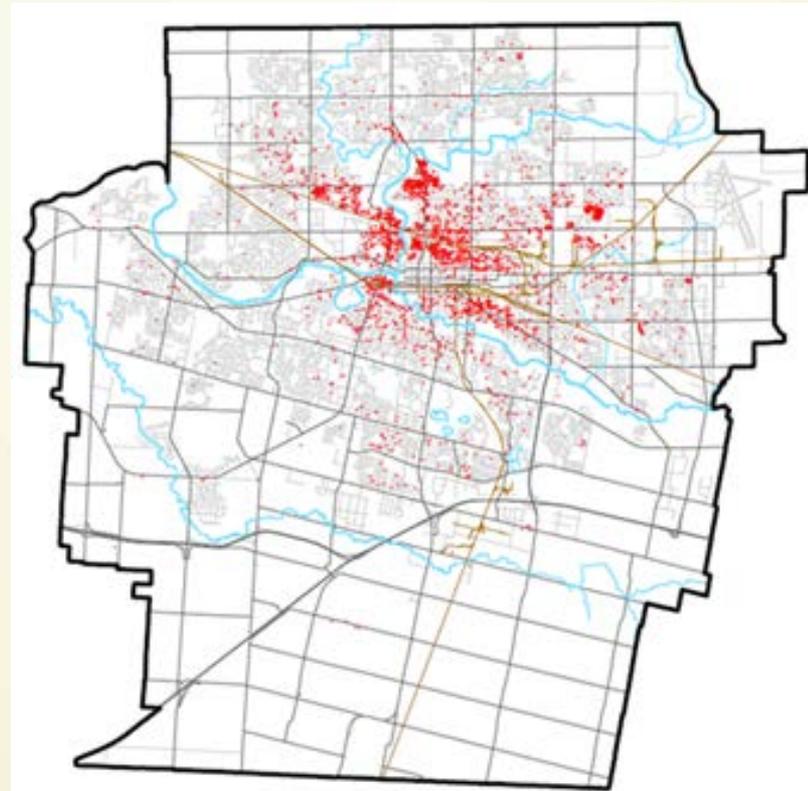
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Process

- Self-certification – compliance with Property Standards;
- Zoning compliance – responsibility of applicant
- Fire inspection – compliance with Fire Protection Prevention Act.

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Licensed Rental Properties—3,000





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Fire Prevention Referrals

- 1 in 5 rental properties fail fire inspection
- 50% + of failed inspections - 3+ violations

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- 60 refusals and growing





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Cost - \$420,000 in 2012 moving forward
Staff – Customer service, officer – total 2

Revenue from Fees and Inspections

2010	\$67,000
2011	\$72,000
2012	\$136,000

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Random Inspections

**Residential Rental Units
Licensing By-Law**

Now in Effect

To: Rental
Property
Owner

*Ensuring safe,
suitable housing
for property
owners, landlords
and tenants*



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- Web based inquiry system

The screenshot shows a web-based inquiry system interface for London, Canada. At the top left is the London Canada logo, which consists of a stylized tree icon above the text "London CANADA". To the right of the logo is the title "Building and Planning Information". Below this is a dark green horizontal bar with the text "Information Search" in white. Underneath the bar is a table with four columns: "Address", "File #", "Reference #", and "CityMap". Below the table are three input fields: "Street number", "Street name", and "Unit (optional)". At the bottom of the form are two buttons: "Search" and "Clear".

Address	File #	Reference #	CityMap
Street number <input type="text"/>	Street name <input type="text"/>	Unit (optional) <input type="text"/>	

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Proposed Fee

- New application - \$200 per property
- Renewal - \$100 per property

