

# London Property Management Association Submission



## **DeForest, Catherine**

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**From:** DeForest, Catherine  
**S nt:** 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

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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**

T: 519.661.2500 ex 1541

E: [cdefores@london.ca](mailto:cdefores@london.ca)

	London
Applications Received	(from estimated 12,000 properties)
2010	2392
2011	682
2012	582 (to Sept 13, 2012) [3000 Total: Katolyk 2013]
Licenses Issued	
2010	1870
2011	897
2012	1655 (to Sept 13, 2012 includes renewals)

Licenses Refused	15 [out of 3000 applications!]
13- Non-compliance with Zoning 1- Couldn't schedule FPPA Inspection 1- Non-compliance with FPPA	
Appeals Filed	1 (invalid)
Costs	Average \$400,000 per year \$420,000 per year [Katolyk, 2013]
Revenue	
2010	\$59,800
2011	\$17,050
2012	\$14,550 (to Sept 13, 2012)

Total Costs 2012-2012	\$1,260,000 [Katolyk, 2013]
Total Revenue 2010- Sept 13, 2012	\$91,400
Net Loss to Tax Payers	\$1,100,000.00 [cost per violation \$84,000.00!!!]
License Fees (2-3 bedroom, non-owner occupied)	\$25 application/yearly renewal \$0 appeal \$95 inspection if required
Proposed License Fees ["Tenant Tax"]	\$230 new applications \$80 yearly renewal

# Committee/Staff Recommendation For License Fee Increase?

- Virtually identical to the last one (\$230) rejected by CAPS. Mandatory fire inspections: \$170.00 plus \$55.00 License fee?: \$225 per property!
- These are “municipal charges” as defined in the *Residential Tenancies Act* and can be passed on to existing tenants or charged to new tenants
- For single units: a monthly charge of \$19.00 (just shy of the \$20.00 predicted by LPMA and for which some Councillors falsely accused LPMA of “fear mongering”)!



# SUMMARY

- **The *Residential Tenancies Act*; City Zoning by-laws; and Fire Code/Property Standards by-laws all regulate health and safety standards for tenants.**
- **At the last public meeting Councillor Baechelar said she would not support an increase to \$230, but now supports a charge of \$225 and has tried to avoid having another public meeting: why??**

# Public Recommendation

- This license fee will not cover the cost of the Licensing Program. This is a poorly designed “shell game” on the heels of the previous “bait and switch”
- City Taxpayers should not be forced to subsidize the Million dollar cost for some “Old North” Londoners to keep “undesirables” out of their neighborhoods.
- This "License Fee" is not like a taxi or other business license where the cost is passed on to hundreds of customers: this License Fee gets passed on to a maximum of four tenant households (for a single tenant household it is a monthly "Tenant Tax" of \$19.00)

# Public Recommendation

- **The Landlord License Program is a Million Dollar Boondoggle which city staff did not disclose in its budget request and which was uncovered by members of the public. You should not continue this “elitist”, money losing licensing program which is fully subsidized by London tenants and taxpayers.**
- **At the last CAPS meeting, all members of the public (including tenants) were UNANIMOUS in telling the Committee to scrap the program or leave the fee alone. Why do you ignore the public?**

# Public Recommendation

- **Please...LISTEN TO THE PUBLIC!:** over 9000 tenants signed a petition asking you to reject Landlord Licensing because it would result in a “Tenant Tax” of up to \$20.00 monthly...you rejected the petition and refused to listen to the public!
- At the last CAPS public meeting there was 100% opposition by all members of the public to an increase and to any continued licensing: you have again refused to listen to the public!
- Members of the public, not staff, uncovered and disclosed your Million Dollar Boondoggle and asked that you stop throwing money away on it but you have refused to listen to the public.
- At the last CAPS meeting you tried to avoid a further public meeting so you would not have to listen to the public!
- Message from the Public?: Scrap this money wasting program!