

Landlord regulation update

October 29, 2019

The City consultation about new rental regulations took place on October 22. As they have throughout the process, ACORN members came out in force to relate their difficulties with landlords and to plead for landlord licensing as the solution. Numerous landlords, including EOLO, ORLA and OREIO members, also attended and spoke of the good maintenance that virtually all landlords provide, and the likely counter-productive impacts of landlord licensing.

The City staff say that they will recommend the City NOT proceed with landlord licensing.

However, the City staff will recommend that the City proceed with certain other measures meant to ensure that all rental properties are well maintained. Those measures are likely to include the following:

- Inspection fees if a notice of violation is issued and the work is not done when the City re-inspects, so that they need to inspect a third time, or a fourth time.
- More property standards inspections, focussed on problem properties.
- A City by-law requiring landlords to give tenants certain information (including how to report repair needs to the landlord, and to report to the landlord first).
- A new pest and vermin control by-law, setting out the obligations of landlords and tenants in effecting pest control.
- A public database of situations where a landlord has failed to comply with one or more property standards orders.

EOLO has taken the position that landlord licensing or mandatory registration is not necessary (and would be counter-productive). EOLO will be supporting the alternate measures on the basis that they are far less damaging than licensing, and that responsible landlords should be able to comply with them, and thus avoid any significant new costs.

Short-term rentals (like Airbnb)

On short-term rentals, the plan appears to be the following. Subject to rules to the contrary by landlords or condo corporations, the City will allow Airbnb type rentals within a personal residence of the host, and of the principal residence of the host while they are away. The latter type of rentals will be limited to less than 180 days in total, and less than 28 days for each rental. Short-term rentals by investors will be banned. (EOLO is not active on the short-term rental issue, other than to make sure that landlords can continue to ban short-term rentals.)

Steps from here

City staff are to release their report on November 4 or 5. **The Community and Protective Services Committee will consider the report on Friday, November 15**, starting at 9:30 am. That committee will make recommendations for Council for its decisions on November 27.

Landlords and the public are entitled to attend and make comments at the CPS committee meeting on November 15. **Your attendance would be helpful. If you want to make comments about long-term rental regulation, please let me know, best by November 6. Comments that landlord licensing would discourage you or your clients from renting out units, or developing or investing in rental property would be helpful.**

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