



**City of Kingston  
Administrative Policies Committee  
Special Meeting Number 02-2024  
Agenda**

**Wednesday, January 24, 2024 at 6:00 p.m.  
Hosted at City Hall in Council Chamber**

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Please provide regrets to Christine O'Connor, Committee Clerk at 613-546-4291, extension 1219 or [cloconnor@cityofkingston.ca](mailto:cloconnor@cityofkingston.ca)

**Committee Composition**

Councillor Ridge, Chair  
Councillor Amos  
Councillor Chaves  
Councillor Glenn  
Councillor Hassan  
Councillor McLaren

- 1. Meeting to Order**
- 2. Approval of the Agenda**
- 3. Confirmation of Minutes**
- 4. Disclosure of Pecuniary Interest**
- 5. Delegations**
  - a) Michael Judd will be present to speak to the Committee regarding the Residential Rental Licensing report.
  - b) Janet Trost will be present to speak to the Committee regarding the Residential Rental Licensing report.

- c) Robert Melo, President, Kingston Rental Property Owners Association will be present to speak to the Committee regarding the Residential Licensing report.
- d) Jordan Morelli, Director, Kingston Rental Property Owners Association will be present to speak to the Committee regarding the Residential Licensing report.
- e) Lindsey Foster, Kingston Rental Property Owners Association will be present to speak to the Committee with regarding the Residential Licensing report.

## 6. Briefings

- a) Curtis Smith, Director, Licensing & Enforcement will be present to speak to the Committee regarding the Residential Rental Licensing Report.

## 7. Business

### a) Residential Rental Licensing

The Report of the Commissioner of Growth & Development Services (AP-24-003) is attached.

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Recommendation:

**That** the Administrative Policies Committee consider the following options in relation to the Residential Rental Licensing program and recommended to Council that staff be directed to proceed with implementation of one of the following:

#### **Option 1:**

**That** staff be directed to undertake revisions of the City's already-existing By-Laws and processes to promote the health and safety of tenants; and

**That** staff be directed to create a Residential Rental Registry system for properties with 1-4 residential rental units; and

**That** staff provide a report to Council in Q3 2024 with the details of this plan, including required resources and associated timelines.

**Or**

**Option 2:**

**That** staff be directed to create a Pilot Phased Licensing System with a Residential Rental Registry to be implemented in the Sydenham and Kingscourt-Rideau districts, including a triaged Licensing/Inspection program, for properties with 1-4 residential rental units; and

**That** staff be directed to undertake revisions of the City's already-existing By-Laws and processes to promote the health and safety of tenants; and

**That** staff provide a report to Council in Q3 2024 with the details of this plan, including required resources and associated timelines.

**Or**

**Option 3:**

**That** staff be directed to create a Pilot Full Licensing Program, to include an inspection regime for all properties with 1-4 residential rental units; and

**That** staff be directed to undertake revisions of the City's already-existing By-Laws and processes to promote the health and safety of tenants; and

**That** staff provide a report to Council in Q3 2024 with the details of this plan, including required resources and associated timelines.

**8. Motions**

**9. Notices of Motion**

**10. Other Business**

**11. Correspondence**

**12. Date of Next Meeting**

The next meeting of the Administrative Policies Committee is scheduled for is scheduled for Thursday, February 8, 2024 at 6:00 p.m.

**13. Adjournment**



**City of Kingston  
Report to Administrative Policies Committee  
Report Number AP-24-003**

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**To:** Chair and Members of the Choose committee  
**From:** Paige Agnew, Commissioner, Growth & Development Services  
**Resource Staff:** Curtis Smith, Director of Licensing and Enforcement Services  
**Date of Meeting:** January 24, 2024  
**Subject:** Residential Rental Licensing

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**Council Strategic Plan Alignment:**

Theme: 4. Foster a Caring and Inclusive Community

Goal: 1.2 Promote increase in purpose-built rental housing.

**Executive Summary:**

Over the past 12 months, Council has both passed a motion and endorsed a Strategic Plan initiative providing staff with direction to examine the possibility of creating a Residential Rental Licensing (RRL) pilot program in the city, with the goal of addressing “concerns regarding the health and safety of rental units in the city that could adversely impact the well-being of Kingstonians”. This potential pilot program would take place in the Sydenham and Kingscourt-Rideau Districts and would include properties with 1-4 residential rental units.

Staff has completed jurisdictional scans of other municipalities in Ontario and facilitated a public consultation process, in addition to examining a rental licensing program. Staff explored a spectrum of complementary options that could be implemented at the direction of Council. With this information, staff has developed three program options to address Council’s goal(s).

**Recommendation:**

**That** the Administrative Policies Committee consider the following options in relation to the Residential Rental Licensing program and recommended to Council that staff be directed to proceed with implementation of one of the following:

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**Option 1:**

**That** staff be directed to undertake revisions of the City’s already-existing By-Laws and processes to promote the health and safety of tenants; and

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**That** staff provide a report to Council in Q3 2024 with the details of this plan, including required resources and associated timelines.

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**That** staff be directed to undertake revisions of the City’s already-existing By-Laws and processes to promote the health and safety of tenants; and

**That** staff provide a report to Council in Q3 2024 with the details of this plan, including required resources and associated timelines.

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**Option 3:**

**That** staff be directed to create a Pilot Full Licensing Program, to include an inspection regime for all properties with 1-4 residential rental units; and

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**That** staff provide a report to Council in Q3 2024 with the details of this plan, including required resources and associated timelines.

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**Authorizing Signatures:**

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**Paige Agnew, Commissioner,  
Growth & Development Services**

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**Lanie Hurdle, Chief  
Administrative Officer**

**Consultation with the following Members of the Corporate Management Team:**

Jennifer Campbell, Commissioner, Community Services

Neil Carbone, Commissioner, Corporate Services Not required

David Fell, President & CEO, Utilities Kingston Not required

Peter Huigenbos, Commissioner, Major Projects & Strategic Initiatives Not required

Brad Joyce, Commissioner, Infrastructure, Transportation  
& Emergency Services Not required

Desirée Kennedy, Chief Financial Officer & City Treasurer Not required

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**Options/Discussion:****Introduction**

Work surrounding a Residential Rental Licensing Program was put on hiatus in 2018 ([Report AP-18-016](#) and [minutes of November 8, 2018 Administrative Policies Meeting](#)). The recent reactivation of work on the Residential Rental Licensing (RRL) Pilot Program came from a motion passed at Council at the [December 20, 2022 City Council Meeting](#), which directed:

**Whereas** City Council considered a draft rental licensing program for properties containing 1-3 residential rental units, boarding, rooming and lodging houses, and those containing 4 or more rental units that do not have a registered Site Plan Control agreement in 2018; and

**Whereas** City Council deferred the consideration of the draft rental licensing program until City of Kingston completed its comprehensive zoning by-law, which was finalized in 2022; and

**Whereas** the Province of Ontario has recently removed site plan agreement requirements for residential developments with less than 10 units; and

**Whereas** there are concerns regarding the health and safety of rental units in the city that could adversely impact the well-being of Kingstonians;

**Therefore Be It Resolved That** Council direct staff to review and update the 2018 draft rental licensing program to reflect provincial legislation and that as part of this update, staff consider the potential for a phased in program starting with the Districts of Sydenham (10) and Kingscourt-Rideau (7); and

**That** Council direct staff to report back with an updated rental licensing program to Administrative Policies Committee by Q4, 2023, and that the report include the pros and cons of a rental licensing program and an analysis of other possible options for regulation of rental properties, including maintaining the status quo.

This direction was further adopted as part of Kingston's Strategic Plan 2023-2026, which stated:

**1.2.2 Evaluate need for local policy on renovations**

- Present the Rental Licensing By-Law to the Administrative Policies Committee (Q4 2023)

**Background**

The *Municipal Act, 2001*, was amended in 2007 allowing municipalities to license any business or activity that is considered appropriate in pursuing the public good. Licensing of residential rental units is based on the premise that the act of renting a property is a business activity.

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Under the new regulations, a number of municipalities in Ontario have chosen to license residential rental units.

The primary purpose of residential rental licensing is to protect the residents of rental units by ensuring that the units comply with applicable regulations that relate to health, safety and welfare of residents, and to provide an additional mechanism to discover undocumented units. While the *Building Code* is in place to ensure that residential buildings are constructed and/or altered safely, maintenance of a building after occupancy is granted is the property owner's responsibility. Residential rental licensing by-laws enable municipalities to apply additional requirements to rental units to ensure that the health and safety of tenants is maintained. Residential rental licensing programs can also be used to complement existing tools that a municipality already has such as by-laws relating to property standards, yards and solid waste.

Some of the potential advantages of residential rental licensing, as identified by other municipalities currently using a residential rental licensing program, are that it can:

- Provide safer rental accommodation and improve the quality of life for renters, which would benefit the community overall;
- Provide a greater level of certainty to renters and future investors that units meet all applicable legislation, by-laws and regulations;
- Provide greater opportunities for property standards enforcement through a regular schedule of mandatory inspections of rental properties;
- Reduce the negative impacts that a rental property may have on a surrounding neighbourhood by ensuring that the property complies with all applicable by-laws with respect to exterior maintenance;
- Potentially result in increased property values for rental properties;
- Help with identifying undocumented construction of units and ensure housing meets the *Building Code* and the *Fire Code*;
- Identify where fire safety systems have not been maintained under the *Fire Code*;
- Provide greater visibility into the number of rental units, geographic locations of registered rental units, the type of dwellings and how many units there are city-wide;
- Potentially result in a reduction of enforcement costs going to the tax base;
- Require property owners to consent to an inspection as part of the application process; and
- Help inform how the City directs future residential growth.

Some of the potential drawbacks and limitations of residential rental licensing are that it:

- May result in an increased cost to the City (additional staff for administration and enforcement) and to landlords (licensing fee and costs to bring rental housing into compliance);
- Could lead to higher rents and, as such, may have an impact on affordable housing;
- May reduce the availability and range of rental housing;
- Will not address behavioral issues of concern;



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- Is likely that the least problematic units will be the ones obtaining licenses; and
- May impact other internal divisions and departments including the Planning Services Division, the Building Services Division, Legal Services and Kingston Fire & Rescue.

### Kingston's Rental Housing Stock

The city has 57,835 private dwellings, of which 25,540 are renter-occupied (2021 Census). Based on Municipal Property Assessment Corporation (MPAC) data, it is estimated that the city has 7,202 properties with 1-4 rental units, constituting 9,631 total rental units (Exhibit A - Rental Statistics). In early 2023, the Canada Mortgage and Housing Corporation (CMHC) released information on 2022 rental vacancy rates in cities across the country. The Kingston Census Metropolitan Area (CMA) 2022 vacancy rate was 0.7%, down from 2.6% the previous year. This data refers to the "primary rental market" which only includes rental units in privately initiated apartment structures containing at least three rental units. It is important to note that the CMHC vacancy rate does not recognize the units that may be available within the "secondary rental market" which covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. There are understood to be a large number of undocumented and possibly illegal units that exist throughout the city that form part of the overall rental housing stock in addition to the numbers noted above. The two electoral districts identified for the pilot program (Kingscourt-Rideau and Sydenham) according to MPAC data have just over 1600 known rental units in the 1–4-unit category, however it is suspected that there are a number of undocumented units in these districts as well.

### Existing By-Laws

Many of the ongoing concerns from residents directed to the City's enforcement staff include concerns over parking, general maintenance and upkeep of rental properties, overcrowding, litter, noise and nuisance. In addition to the provincial *Fire Code* and *Building Code*, the City has several by-laws in place to address concerns, including the Property Standards By-Law, Yards By-Law, Noise By-Law, Parking By-Law and Solid Waste By-Law.

Although these by-laws and regulations allow the City to address concerns that are visible to the public, the ability to gain access to the interiors of rental units remains a significant barrier to effective enforcement of any life safety concerns within rental units that are not well maintained, see Exhibit G – (Access Powers Available to Municipality) for a brief summary. Note should be taken of the fact that, under the *Municipal Act* section 436, occupiers (tenants) must consent to allow a person carrying out inspections of behalf of a municipality to enter or remain in any room or place actually being used as a dwelling and that the occupier (tenant) must be informed that they have the right to refuse entry. A refusal of entry would necessitate the seeking of a warrant under the *Municipal Act* to ultimately gain entry to the property. While landlords can make use of the requisite provisions of the *Residential Tenancy Act* to gain access to their properties upon appropriate notice, the City cannot "piggyback" on this authority to inspect properties under the auspices of its Property Standards By-Law.

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The City has been proactively enforcing the Property Standards By-Law and the Yards By-Law at specific times in a number of affected areas of the city. However, the existing tools present the following limitations:

- Resource intensive;
- Typically reactive complaint-driven enforcement;
- Tenants may not be reporting violations fearing retribution from landlords;
- Challenges with gaining entry into properties suspected of non-compliance with the *Building Code*, *Fire Code*, Property Standards By-Law or the Zoning By-Law; and
- Limited inventory of the number of rental units in the city.

## Analysis

### Development of a Draft Residential Rental Licensing Framework

In response to community concerns around rental properties, and Council's direction, staff have examined the current rental housing situation in Kingston and developed several options to improve it with the following goals in mind:

- To address substandard conditions in rental units;
- To identify suspected undocumented rental units (i.e. those that may not comply with the City's zoning by-law(s) or were constructed without a Building Permit, or are legal non-conforming);
- To obtain voluntary access and overcome enforcement challenges;
- To ensure rental properties are maintained over time according to applicable regulations;
- To strengthen enforcement of other City by-laws (for example the Property Standards By-Law and the Yards By-Law);
- To provide a consistent assessment approach based on the same standards and requirements to ensure owners are accountable and responsible for the operation of their rentals;
- To provide early awareness of requirements allowing proactive, cooperative compliance efforts rather than reactive enforcement;
- To establish a process for properties with legal non-conforming units to be required to register their units with the City and comply with *Fire Code* and property standards requirements, as appropriate; and
- To build a comprehensive inventory of the City's existing rental housing stock.

For the purpose of this pilot program, a residential rental unit is to be defined in the same way as a "Dwelling Unit" is under O. Reg 350/06: *Building Code*, which states:

"Dwelling unit" means a suite operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities.

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## Jurisdictional Scan

A jurisdictional scan of ten Ontario municipalities that have implemented some form of oversight over residential rental units is attached at Exhibit B. The majority of these programs have been formulated as licensing programs, with submissions of various types of documentation, conduct of inspections and the payment of licensing fees as key elements. The acceptance of, and compliance with, these initiatives appears to vary depending on the municipality, with several programs in various stages of litigation processes.

## Public Engagement

The following is an executive summary of responses and themes identified by staff. Exhibit C – Survey Questions and Responses, Exhibit D - Survey Open Text Responses, Exhibit E - Kingston Rental Property Owners Association (KRPOA) Submission and Exhibit F for additional public submissions made outside of the survey process.

## How we engaged

Staff collected a broad range of opinions on a variety of topics related to residential rentals. A survey was hosted on Get Involved Kingston from Nov. 30 until Dec. 21, 2023, and participants could provide input online, by phone, by email or by mail. Social media and the Get Involved Kingston newsletter were used to communicate this opportunity to the public, and paid advertising promoting the engagement opportunity was launched on social media during the engagement period. 3,200 people visited the project page and are considered to be aware of the engagement. The survey was also shared via email with members of Council and community partners. Staff conducted focused conversations with:

- Kingston Rental Property Owners Association (August 2023, October 2023 and January 2024);
- Queen's Off-Campus Housing Representatives;
- Queen's Alma Mater Society Representatives;
- St. Lawrence College Off-Campus Housing Representatives; and
- Townhalls for Trillium, Kingscourt-Rideau, Sydenham & Lakeside Districts.

## Who we heard from

The survey differentiated responses from landlords, homeowner-residents and renters.

- 711 engaged participants completed the survey, with respondents self-identifying as renters (53%), landlords (27%) or homeowner-residents (20%).
- Staff note that while the number of completed surveys is above average among Get Involved Kingston projects, the feedback represents a very small percentage of the overall population – for example, 2021 Census Data indicates that the City has 25,540 renter households, of which 375 (1.46%) participated in the survey.

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#### Landlords' rental unit locations

- Landlord survey respondents reported owning rental units in the following neighbourhoods: Williamsville (53), Sydenham (45), Portsmouth (42), King's Town (34) and Kingscourt-Rideau (32)

#### Renter locations

- Most common: The majority of renters (54%) indicated that they lived in Williamsville (19%), Sydenham (19%) and Portsmouth (16%).
- King's Town (11%) and Kingscourt-Rideau (11%), Meadowbrook-Strathcona (8%) and Loyalist-Cataraqui (5%).

#### Homeowner locations

- Most common: Kingscourt-Rideau (13%), Portsmouth (13%), King's Town (11%), Sydenham (11%) and Loyalist-Cataraqui (10%).
- Collins-Bayridge (8%), with Williamsville (7%), Lakeside (7%) and Pittsburgh (7%).

#### Emerging feedback themes

Staff note that regardless of rental/ownership status, many respondents emphasized that the availability of housing and the rising cost of housing as concerns, and that additional costs incurred by a residential rental licensing program could exacerbate this.

Primary concerns shared by respondents, in order of most to least often mentioned are:

- Cost of fees associated with a residential rental licensing program (19% of open feedback responses)
- Housing affordability in Kingston (14% of open feedback responses)
- Landlord accountability (13% of open feedback responses)
- Property standards and maintenance (12% of open feedback responses)
- Program enforcement (12% of open feedback responses)

Respondents were also asked what information a landlord would need to provide to secure a residential rental licence, and to rank what was most important to them, with 11 options provided. The five most important items were:

- Owner contact information (341 responses, approximately 78%)
- Agent or property manager contact information (333 responses, approximately 77%)
- Proof of appropriate insurance (295 responses, approximately 70%)
- Fire safety plans showing emergency and alternate exits (292 responses, approximately 67%)
- Fire safety inspection (276 responses, approximately 64%)

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### Landlord-Specific Feedback

Concerns identified by landlords in Question 6 were housing affordability (including operating cost and utilities), timeliness of responses (from both the tenants and the City) and property standards issues (structural repair, heating, plumbing). Staff note most landlords report they rarely or never encountered issues with their residential units.

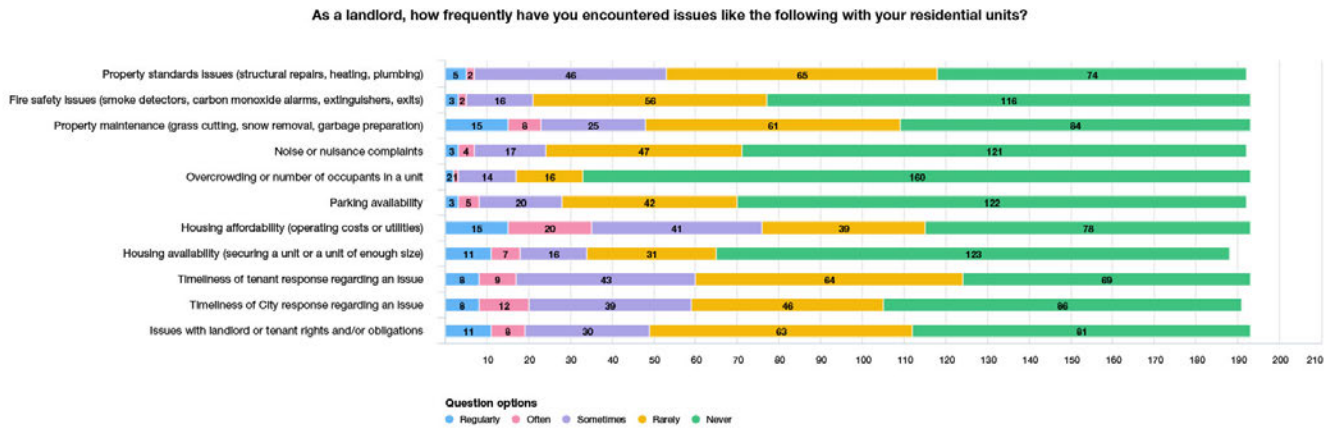


Figure 1 Engagement survey results from Question 6 (Frequency landlords report encountering issues with residential units.)

Comments received in the open feedback questions supported these concerns. Landlords’ most common concerns were the cost of the program (33% of comments mentioned cost) and a total of 16% of comments mentioned the justice system (Landlord and Tenant Board). Finally, the burden that landlords face with residential rentals was highlighted in 13% of the comments and 11% of comments questioned the effectiveness/necessity of such a program.

If fees were associated with a residential rental licensing program, 93% of landlords reported they were very likely or somewhat likely to pass this cost onto their tenants.

### Homeowner-Specific Feedback

Homeowner-residents, as in those who own their property but are not a landlord, were most concerned about property standards/property maintenance (grass cutting, garbage, as well as structural repairs), parking availability, housing availability as well as noise/nuisance complaints at residential rental properties.

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As an owner resident, how frequently have you encountered issues like the following with residential unit(s) in your neighbourhood?

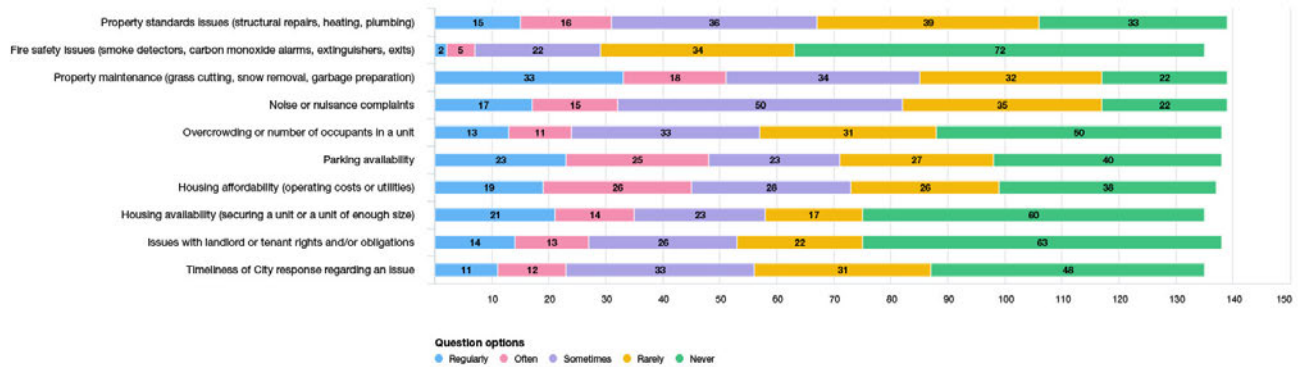


Figure 2 Responses to Question 14 (Frequency owner residents report encountering issues with residential units in their neighbourhood.)

Text responses by homeowners support these themes, with 26% of comments mentioning an issue related to property standards/maintenance. In addition, 20% of comments mentioned the licensing of short-term rentals. Other areas of concerns emerging from the open feedback questions were enforcement, safety and accountability for landlords (accounting for 17% of comments, each).

### Renter-Specific Feedback

Renter respondents in Question 21 had greatest concern with, and have most frequently experienced issues related to, housing availability and housing affordability. Other common concerns identified were property standards issues (structural repairs, heating, plumbing) as well as timeliness of landlord response regarding an issue.

As a renter, how frequently have you encountered issues like the following with your residential unit?

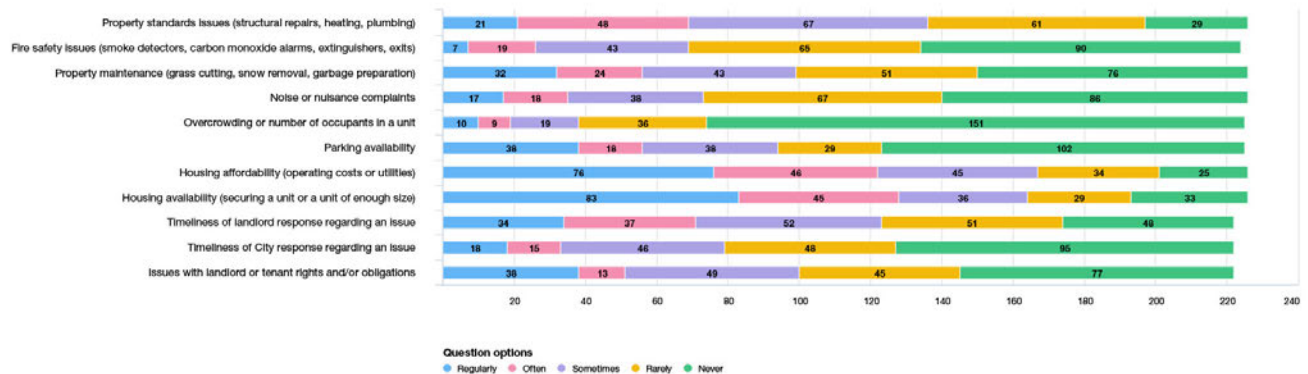


Figure 3 Responses to Question 14 (Frequency renters report encountering issues with their residential units).

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Text evidence in the open feedback questions supports these themes, with 45% of all comments made by renters mentioning housing affordability. 24% of renters' comments discussed accountability for landlords and 23% mentioned the cost of the program (potential of added costs to tenants).

### Program fee feedback

If fees were associated with a residential rental licensing program and landlords passed this cost to tenants, 23.8% of renters reported they would be able to afford their rent, 38.6% would struggle to afford their rent and 26.9% would not be able to afford their rent.

A residential rental licensing program could have fees associated with it. If your landlord were to pass this cost on to you, would you be able to pay your rent?

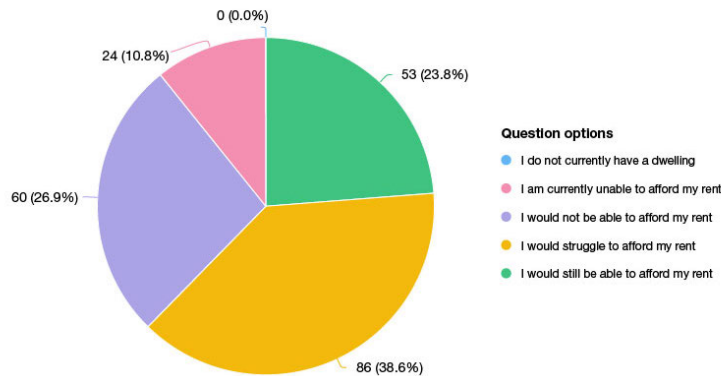


Figure 4 Responses to Question 24 (A residential rental licensing program could have fees associated with it. If your landlord were to pass this cost on to you, would you be able to pay your rent?).

When asked who should pay for the cost of a residential rental licensing program in Question 27, 49.7% of respondents said landlords should pay for all costs, 12.2% said renters should pay the costs and 8.6% said taxpayers should pay the costs. Options for cost sharing among taxpayers, renters and landlords balanced out the remainder of the responses.

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A residential rental licensing program could have fees associated with it. Who should pay for the costs associated with a residential rental license?

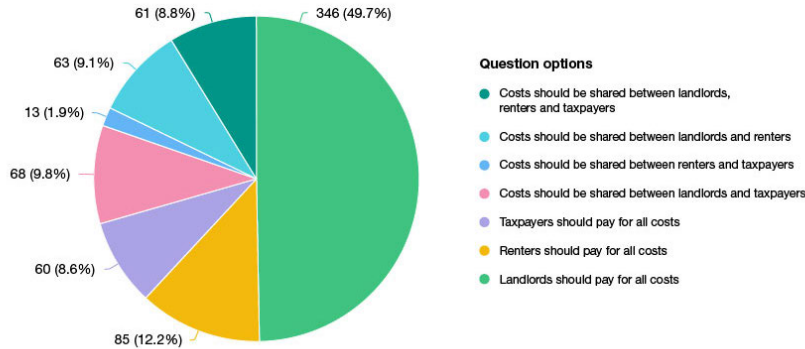


Figure 5 Responses to Question 27 (Who should pay for the costs associated with a residential rental license?).

### Options

In undertaking a review of the City’s already-existing general by-law and property standards documents and processes, staff have identified a number of areas where improvements should be made regardless of what (if any) further residential rental licensing option is selected by Council. These improvements include:

- Complete refresh of Property Standards By-Law
  - Last major revisions were completed in 2015.
  - Re-evaluate definitions (take out qualitative language).
  - Review Remedial Work processes.
  - Review best practices from other municipalities.
- Streamline Tenant Property Standards Complaint Process
  - Clean up online complaints portal.
  - Look at best practices from other municipalities and private sector (homestandards.org).
- Provide increased tenant/landlord education about property standards
- Establish Council-endorsed Proactive Property Standards Program
- Establish Habitual Property Standards Designation and processes to deal with properties with repeated violations
- Review potential reactivation of Voluntary Inspection Program (VIP) – cost-recovered voluntary inspection process – properties that complete process are published on City website
- Review re-establishment of fee-based, cost recovery Email Notification Program for property standards contraventions



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- Review already-existing licensing of Lodging Houses under the Business Licensing By-Law

Taking these improvements into account, staff have developed the following three options in response to Council's motion and strategic direction:

- Option 1 – No Licensing – Rental Registry & Augment/Improve Already Existing By-Laws & Processes
- Option 2 – Phased Licensing – Enact Rental Registry & Undertake Tiered Licensing Processes Based on Building/Planning/Fire/Property Standards Examination
- Option 3 – Full Licensing Program – All Rental Properties in Pilot Areas Subject to All Licensing Processes

Each of these options will be examined in greater detail below.

### **Option 1 – No Licensing - Rental Registry & Augment/Improve Already Existing By-Laws & Processes**

- Establish Rental Registry – Low-fee/no-fee collection of key information regarding rental properties
  - Property Owner/Applicant information
  - Composition of rental property (number of bedrooms, bathroom, kitchens)
  - Declaration of awareness/compliance with applicable law, including *Building Code*, *Fire Code* & City By-Laws
  - AMPs for failure to register
  - Addresses of Registered Properties published online (through Open Data)
- Advantages
  - Recognizes theme from public engagement of “using what we already have”
  - Registry will allow for a better count of rental units
  - Lowest cost option – will require some additional staff, but significant portion of tasks could be absorbed in current staff complement (due to efficiencies achieved)
  - Easily scalable to cover other districts
- Limitations
  - Does not facilitate proactive access to interiors of rental units; there will still be a requirement for tenant complaints and cooperation to review problematic rental units

### **Option 2 – Phased/Tiered Licensing**

- Phase 1 – Registration – As above
- Phase 2 – Determination of Licensing Stream

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- Information on registration form will be reviewed by the City's Planning & Building Departments and KFR for compliance with Zoning By-Law, Building & Fire Code requirements
- A further review will be undertaken to ascertain Property Standards/By-Law history with owner & property
- Licensing Stream will be assigned and applicants notified:
  - Stream 1 – No orders under the Zoning By-Law, Building Code or Fire Code identified; 5 or less Property Standards/By-Law complaints in past 2 years
  - Stream 2 – All other properties
- Stream 1 applicants will be required to submit the following to obtain an RRL:
  - Property Standards and Safety Self-Certification Checklist
  - Emergency Information Package
  - No-cost/low-cost
- Stream 2 applicants will be required to do the following in order to obtain an RRL:
  - Correct any identified deficiencies from Planning, Building and Fire; and/or
  - Participate in a Property Standards inspection and correct any identified deficiencies
  - Cost-recovery
- Advantages
  - Streamed approach will allow for attention to be focussed on rental properties with issues in pilot areas
  - Rental properties without issues will pay minimal fee; costs to be borne by problematic properties
- Limitations
  - Will require moderate level of staff increases across departments

### Option 3 – Full Licensing

- All properties in pilot areas with 1-4 residential rental units will have to go through a licensing process
  - Application reviewed for completeness
  - If complete, application circulated to appropriate departments (Building, Planning, Fire & By-Law)
  - Site inspection(s) completed
  - If no violations found, licence issued
  - If violations found, inspections conducted until violations rectified; licence issued
  - Fee based on cost of staff for two-year implementation in pilot areas
- Advantages
  - Will allow for complete inspection(s) of rental inventory in pilot areas
- Limitations
  - Most resource intensive option – will require hiring of staff in all affected departments (Building, Planning, Fire & By-Law)

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## Costs and Next Steps

Costs for the above options have not specifically been calculated at this stage in the development/approval process. In very general terms, Option 1 is the lowest cost alternative, with Option 3 potentially costing 2-3 times the cost of Option 2. While the intent behind these programs is to create a cost-recovery model (costs covered by users through licensing and building/fire/property standards inspection fees), there will be initial investment and commitments required to make the program operational. These investments will be required in equipment, training and IT regardless of the option chosen, with progressively increasing staff costs as you move from Options 1 to 3.

As part of the work undertaken by staff on this topic in 2018, a high-level cost-recovery model was created to assess the overall workload anticipated to implement the program, determine a per unit cost for the license and identify additional staff complement required. Depending on the Option directed by Council, staff will undertake a similar cost analysis and report back to Council with this information in Q3 of 2024.

Regardless of the option chosen, there will be a delay in program implementation required to undertake any required by-law amendments, recruiting additional staff and IT software implementation to ensure that the desired program is successful. Staff will provide information on estimated implementation as part of the Q3 2024 report.

## Renovictions

Through Report Number [HHC-23-005](#) presented to the Housing and Homelessness Advisory Committee in June 2023, staff committed to reporting back to Council on the topic of “renovictions” as part of a potential rental licensing by-law. The term “renoviction” describes a specific situation in which a residential landlord evicts a tenant on the basis that major renovations need to be performed to the rental unit, and subsequently re-lists the unit at a higher rent, without performing any renovations. As stated in Report Number HHC-23-005, a rise in unlawful evictions within a municipality can exacerbate other issues, such as homelessness and lack of affordable housing, which is why it is critical to address.

Bill 97, the *Helping Homebuyers, Protecting Tenants Act, 2023* was introduced on April 6, 2023, and received Royal Assent on June 8, 2023. Bill 97 is aimed, in part, at combatting unlawful evictions through increased tenant protections and fines. The Bill 97 amendments to the *Residential Tenancies Act* are not yet in force, so it remains unclear what impact, if any, Bill 97 will have on combatting unlawful evictions in Ontario.

There are a number of initiatives underway in the City that are designed to prevent unlawful evictions. Staff have developed and promulgated an [Eviction Awareness Handbook](#), which provides tenants with detailed information about the various types of evictions, the eviction process and eviction remedies. As part of the City’s website redesign, staff will also develop a dedicated webpage for tenants, which will outline the role of the Landlord and Tenant Board and offer information about community supports and service providers.

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The 10-Year Housing and Homelessness Plan for Kingston and the County of Frontenac also provides direction to continue constructing new affordable housing to prevent the loss of low to moderate-rent housing units, recognizing the erosion of units with low to moderate rents which occurs either through demolition for redevelopment or, more often, resulting from rents increasing to less affordable levels. Similarly, the City's [Demolition Control By-Law](#) prevents the demolition of residential units before plans to redevelop the property are in place. The by-law requires that a building permit be issued to erect a new building prior to a demolition permit being issued. This by-law is intended to reduce the length of time that residential units are unavailable and to limit the creation of vacant properties.

Staff continue to research other programs and solutions to ameliorate unlawful evictions, including by-law provisions that require landlords to provide specified information to the City prior to exercising any renovation-based termination rights under the *Residential Tenancies Act*, while recognizing that municipal jurisdiction is limited in this area, as residential tenancy matters are regulated by the provincial government. These programs and/or solutions may: take the form of a standalone by-law; be incorporated into a future residential rental licensing by-law; or draw from existing by-laws, dependent on the direction taken by Council with respect to the options presented in this report. Once Council provides such direction, staff will report back to Council with proposed programs and/or solutions to combat unlawful “renovictions”.

### **Indigenization, Inclusion, Diversity, Equity & Accessibility (IIDEA) Considerations**

A comprehensive review of IIDEA factors will be undertaken as part of an additional report to Council.

#### **Existing Policy/By-Law:**

[Property Standards By-Law - By-Law 2005-100 – “A By-Law For Prescribing Standards For The Maintenance And Occupancy Of Property Within The City Of Kingston”](#)

[Yards By-Law – By-Law 2007-136 – “A By-Law To Provide For Maintaining Land In A Clean And Clear Condition”](#)

[Garbage By-Law – By-Law 2014-5 – “A By-Law To Provide For And Regulate A Solid Waste Management System For The Corporation Of The City Of Kingston”](#)

[Business Licensing By-Law – By-Law 2006-213 “ A By-Law To License, Regulate And Govern Certain Businesses”](#)

#### **Notice Provisions**

None

#### **Financial Considerations**

Financial considerations to be considered in an additional report to Council.

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**Contacts:**

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Jenna Morley, Director, Legal Services & City Solicitor

John Henderson, Housing Program Administrator, Housing & Social Services

**Exhibits Attached:**

Exhibit A Rental Statistics

Exhibit B Jurisdictional Scan

Exhibit C Survey Questions and Responses

Exhibit D Survey Open Text Responses

Exhibit E Kingston Rental Property Owners Association (KRPOA) Submission

Exhibit F Additional Public Submissions

Exhibit G Access Powers Available to Municipality

2021 Census Data

	City of Kingston	Kingscourt-Rideau	Sydenham
Total Private Households	57,835	5,965	2,465
Renter Households	25,540	3,445	1,390
Median monthly shelter costs for rented dwellings	\$1,250	\$1,100	\$1,490
Rental Households in core housing need (%)	19.8	25.8	6.8
Average number of rooms per dwelling (all dwelling types)	6.2	5.4	6
Private Households with more than one person per room (all dwelling types)	545	85	20
Tenant (renter) households in subsidized housing (%)	11.8	25.1	5.8

MPAC Data (as of 15 May 23)

<b>Electoral District</b>	<b>Number of Properties (with 1-4 rental units)</b>	<b>Number of Rental Units</b>
Williamsville	1033	1611
King's Town	1002	1771
Sydenham	873	1337
Loyalist-Cataraqu	769	829
Kingscourt-Ride	736	952
Portsmouth	519	659
Trillium	429	458
Countryside	422	453
Meadowbrook-Stathcona	408	485
Lakeside	376	406
Pittsburgh	360	371
Collins-Bayridge	275	299
<b>TOTAL</b>	<b>7202</b>	<b>9631</b>

**Jurisdictional Scan**

<b>Municipalities</b>	<b>Housing-Related Programs</b>	<b>Processing Fees</b>	<b>Statistics</b>	<b>Additional Comments</b>
<p><b>Kingston</b></p> <p><a href="#">Kingston STR</a></p> <p>Kingston Lodging House (Business License)</p>	<p>Short-Term Rental License</p> <p>Lodging House License</p>	<p>STR - \$191 (2024)</p> <p>Lodging House - \$167</p>	<p>STR – 170 (Jan 2024)</p> <p>Lodging House - 2 (Jan 2024)</p>	<p>None</p>
<p><b>Brampton</b></p> <p><a href="#">Brampton Residential Rental Licensing Pilot</a></p> <p><a href="#">Brampton ARU</a></p> <p><a href="#">Brampton STR</a></p> <p><a href="#">Brampton Supportive Housing</a></p> <p><a href="#">Brampton Two-Unit and Lodging Houses</a></p>	<p>Residential Rental Licensing Pilot (RRL)</p> <p>Additional Residential Unit Registration (ARU)</p> <p>Short-Term Rental License</p> <p>Supportive Housing Residence (Group Homes) Registration</p> <p>Lodging Houses</p>	<p>RRL \$300</p> <p>ARU \$200</p> <p>STR \$150</p> <p>Supportive Housing \$100</p> <p>Lodging Housing \$407</p>	<p>Two-Unit Dwelling (ARU) – 16,351 (Mar 2023)</p> <p>Supportive Housing – 42 (Jan 2023)</p> <p>STR – 42 (Jan 2023)</p> <p>Lodging Houses – 7 (Jan 2023)</p>	<p>The RRL pilot program will launch on January 1, 2024 requiring owners of rental properties with one (1) to four (4) residential dwelling units to obtain a licence through the City's Clerks Office. This includes dwelling units intended or used for rental housing and owners or operators of rental housing.</p> <p>Unless the entire house is being rented as a single self-contained residential unit on a property, any additional rental unit within a house or property will be required to be a registered with the City as an Additional Residential Unit (ARU) before it is eligible for</p>

<b>Municipalities</b>	<b>Housing-Related Programs</b>	<b>Processing Fees</b>	<b>Statistics</b>	<b>Additional Comments</b>
				<p>a RRL licence during the pilot program.</p> <p>Licensing costs are \$300 annually with fees waived during the first three months of the pilot and discounted by 50 percent between April 1, 2024, and June 30, 2024.</p>
<p><b>Mississauga</b></p> <p><a href="#">Mississauga Apartment Rental Compliance Pilot Program</a></p> <p><a href="#">Mississauga Second Units</a></p> <p><a href="#">Mississauga STR</a></p>	<p>Apartment Building Standards and Maintenance Pilot Program 5-year (2022-2027) – two stories or more with 6 or more units – city-wide</p> <p>Group Homes (single detached – Residential)</p> <p>Second Unit Registration</p> <p>Short-Term Rental Licence - (rented for 30</p>	<p>Apartment Building Standards and Maintenance Pilot Program – registration fee \$18.25/annually per rental unit</p> <p>Group Home Zoning Certificate - \$500/Building Permit Fee min. \$169</p> <p>Second Unit Registration Fee – min. building permit cost \$174 (residential), plus \$20 admin cost</p> <p>STR - \$250/annually</p>	<p>Apartment Building Standards and Maintenance Pilot Program – registered 338/356 buildings (Jan 2023)</p> <p>Second Unit Registrations – 2,363 (Feb 2023)</p> <p>STR licenses issued – 278 (Jan 2023)</p>	<p>The Rental Apartment Buildings By-law requires the annual registration of all purpose-built rental buildings that contain two or more storeys and six or more residential units that share a common area.</p> <p>Once registered, building owners must ensure apartment buildings meet a series of minimum standards and practices pertaining to:</p> <p>Tenant service request processes Waste management planning Cleaning State of good repair planning</p>



<b>Municipalities</b>	<b>Housing-Related Programs</b>	<b>Processing Fees</b>	<b>Statistics</b>	<b>Additional Comments</b>
	days or less – principal residence)			<p>Electrical maintenance planning            Vital services disruption planning            Tenant assistance documentation            Tenant notification boards            Preventative pest management inspection practices            Use of certified tradespersons            Record-keeping</p> <p>Proactive inspections to be conducted (known as evaluations). The purpose of an evaluation is to conduct a visual inspection of all common areas and assign a score for maintenance practices and standards including state of repair, cleanliness, pest prevention and compliance with the program requirements.</p>
<b>Waterloo</b> <a href="#">Waterloo Rental Licences</a>	Residential Rental Licensing Program -	First time registration fees: \$405.10 - \$692.93 (depending on class)	Issued between 2018-2022: new licences issued – 1679	Any low-rise building containing three or fewer rental units (including single detached, semi-detached,

<b>Municipalities</b>	<b>Housing-Related Programs</b>	<b>Processing Fees</b>	<b>Statistics</b>	<b>Additional Comments</b>
	Implemented in 2012 – city-wide	Renewal Fees: \$266.51 - \$374.18 annually	renewals – 14,553	<p>duplex, triplex, converted dwellings), must be licenced. Additionally, any owner renting out four or less bedrooms in their own residential unit must be licenced.</p> <p>Application Requirements:</p> <p>Application form. Electrical system inspection form. Gas or oil heating appliance inspection form. Declaration of no gas or oil fuelled appliances. Insurance declaration. Owner authorization. Floor and parking plans. Proof of ownership by transfer agreement of deed. Police criminal record check within 12 months of application date.</p>
<p><b>Toronto</b></p> <p><a href="#">City of Toronto Multi-Tenant Housing</a></p>	Multi-Tenant House (MTH) Licensing By-Law	MTH Licensing - \$100-\$300 application fee (depending if the owner occupies the property,	MTH program approx. 390 legal rooming houses expected to grow significantly in Mar	Purpose of Multi-Tenant Housing to provide residents access to adequate, safe and affordable housing. Cap on the number of dwelling units

<b>Municipalities</b>	<b>Housing-Related Programs</b>	<b>Processing Fees</b>	<b>Statistics</b>	<b>Additional Comments</b>
<a href="#">Toronto STR</a>	Short-Term Rentals (STR)  Group homes licenced under a separate program	number of rooms and stories) Annual renewal Inspection - \$150  STR operator - \$53.22 (2023) registration/annual renewal fee  STR Companies/Platforms – one-time licence application fee \$5,321.85 and on-going fee of \$1.06 for every short-term rental night booked through the company	2024, projecting 400 to 700, when the program expands outside the downtown core  STR – 6,605 (Feb 2023)  Group Homes – 130	based on the zoning category to regulate the intensity. Annual renewal required (Multi-Tenant housing), including inspections – failure to renew can result in a licence being refused, revoked or suspended.  Tenant required to contact landlord for service requests prior to contacting 311.  Creation of a Multi-Tenant House Licensing Commission (independent quasi-judicial body)
<b>London</b>  <a href="#">London Rental Licence</a>  <a href="#">London Short-Term Rental Licence Program</a>	Rental Residential Unit Licensing (RRUL) - city-wide  Short-term Rental Accommodation Licensing	Residential Rental Units Licensing Fee: \$165 (new application); renewal \$55; late renewal fee \$75 (2023); Fire Inspection \$171  Short-term Rental Accommodation Licence: \$175/annually	None	Application Requirements:  A completed licence application form. A floor plan that identifies the location of all rooms, windows, and entrances/exits. A self certification checklist for each unit.

<b>Municipalities</b>	<b>Housing-Related Programs</b>	<b>Processing Fees</b>	<b>Statistics</b>	<b>Additional Comments</b>
				Fire inspection report (If a City of London Fire Prevention Inspection has occurred within the last two (2) years).
<p><b>Ottawa</b></p> <p><a href="#">Ottawa Rental Accommodations, including STR</a></p> <p><a href="#">Ottawa Rental Management By-Law</a></p> <p><a href="#">Ottawa Rooming House Licence</a></p>	<p>Short-Term Rental (STR) Permit</p> <p>Rental Housing Property Management By- Law – city-wide</p> <p>Rooming House Licence</p>	<p>Short-Term Rental Fee - \$57 admin fee and \$53 permit fee</p> <p>Rooming House Licence Fee - \$257 to \$625 annually (depending on the number of rooming units)</p>	None	<p>Rental Management By-Law for Landlords came into effect in Sept 2021 – outlining landlord responsibilities (updated contact info, submitted service requests)</p> <p>Rental Housing Initiatives: A \$500 re-inspection fee for non-compliant properties was approved by Council in December 2019 and implemented in February 2020.</p> <p>The Rental Housing Property Management By-law (2020-255) establishes basic standards for the operation of rental housing units.</p> <p>Amendments to the current Property Standards By-law (2013-416), including new pest and vermin control regulations with standards</p>

<b>Municipalities</b>	<b>Housing-Related Programs</b>	<b>Processing Fees</b>	<b>Statistics</b>	<b>Additional Comments</b>
				<p>and obligations for both landlords and tenants. Two additional by-law enforcement officers hired to undertake focused enforcement of property standards and property maintenance matters at problem addresses. Improved tracking mechanisms to better monitor rental housing quality. An online searchable database is being developed to display the history of property standards and maintenance violations at municipal addresses.</p>
<p><b>Oshawa</b></p> <p><a href="#">Oshawa RRHL Program</a></p> <p><a href="#">Oshawa Group Homes and Lodging Houses</a></p> <p><a href="#">Oshawa Two-Unit Houses Registration</a></p>	<p>Rental Licensing By-Law (for all properties located around Durham College and Ontario Tech University)</p> <p>Group Home Registration By-Law</p>	<p>Rental Licence Fee for new or renewal - \$75 application fee applies to all licences</p> <p>Class A (individually-owned) \$250+\$75 per bedroom</p> <p>Class B (multi-unit dwellings under single ownership) \$250; \$400 (3 – 25 units); \$600 (26-50 units); \$800</p>	<p>Rental Licensing – 918 properties (Mar 2023)</p> <p>Lodging Houses – 11</p> <p>STR – 28 Licensed (Jan 2023)</p> <p>Two-unit house registration – 2,164 (Jan 2023)</p>	<p>Application Requirements:</p> <p>Completed application</p> <p>A floor plan of the Rental Unit, including, for each room, its dimensions and its proposed use including each room that is proposed to be used as a Bedroom;</p> <p>(A signed declaration by the Landlord attesting that the Landlord will maintain the</p>

<b>Municipalities</b>	<b>Housing-Related Programs</b>	<b>Processing Fees</b>	<b>Statistics</b>	<b>Additional Comments</b>
<a href="#">Oshawa STR</a>	<p>Lodging House Licensing</p> <p>Two-unit house registration</p> <p>STR License</p>	<p>(51-70 units); \$1000 (76 – 100 units) Inspection fee - \$75</p> <p>Group Home Registration - \$100</p> <p>Lodging House Fee - \$100 non-refundable application fee (new or renewal); \$250 (licence); \$300 (licence) after expiry</p> <p>Two-unit house registration - \$250</p> <p>STR - \$75 license to operator, plus \$75 application fee</p>		<p>Rental Unit and comply with the City’s Lot Maintenance By-law 127-2007; Proof of placement of insurance Evidence satisfactory to the Director that the Rental Property and its proposed use comply with the <i>Fire Protection and Prevention Act, 1997</i> (Ontario); Evidence satisfactory to the Director that the Rental Property and its proposed use comply with the <i>Electrical Safety Code, O. Reg. 164/99</i>; Evidence satisfactory to the Director that the Rental Property and its proposed use comply with the <i>Building Code Act, 1992</i> and its regulations; Evidence satisfactory to the Director that there are no fines or fees owed to the City by any Landlord respecting the Rental Property</p>

<b>Municipalities</b>	<b>Housing-Related Programs</b>	<b>Processing Fees</b>	<b>Statistics</b>	<b>Additional Comments</b>
<p><b>City of Guelph</b></p> <p><a href="#">Guelph Lodging House Regulations</a></p> <p><a href="#">Guelph ARDU Registration</a></p> <p><a href="#">Guelph STR</a></p>	<p>Lodging House Certificate</p> <p>Additional Residential Dwelling Unit Registration</p> <p>STR Licensing Program</p>	<p>ARDU Registration – one time fee</p> <p>New ARDU occupied by owner - \$150</p> <p>New ARDU not occupied by owner - \$300</p> <p>Existing ARDU occupied by the owner - \$300</p> <p>Existing ARDU not occupied by the owner - \$600</p>	<p>Lodging Houses – 51 (Feb 2023)</p> <p>Additional Residential Units/Second Units – 3708 registered (Feb 2023)</p>	<p>Directed by Council to report back on licensing rental housing later this year (2023)</p>
<p><b>Windsor</b></p> <p><a href="#">Windsor RRL Pilot Program</a></p>	<p>Residential Rental Licensing (2-year Pilot Program) - Wards 1 &amp; 2</p>	<p>Residential Rental Licensing (Pilot Program) - \$466 (initial fee) Wards 1 and 2 only with higher population of students; renewal \$275</p>	<p>None available</p>	<p>Application Requirements:</p> <p>Complete the application form.</p> <p>Complete the property standards and safety checklist.</p> <p>Arrange for an Electrical System Safety Assessment (ESSA).</p> <p>Gather supporting documentation (ID, etc).</p> <p>Get a police record check.</p>
<p><b>Thorold</b></p> <p><a href="#">Thorold RRL Program</a></p>	<p>Residential Rental Licence Program – city-wide</p>	<p>Residential Rental Licence Program - \$500 (initial fee)/\$400 renewal fee/\$50 Change of Ownership – valid for 2 years from date issuance (inspections</p>	<p>RRL program licences issued – 1600 (Feb 2023)</p>	<p>Application Requirements:</p> <p>Application form</p> <p>Licence fee</p> <p>Self-certification checklist</p> <p>Floor plan</p>

<b>Municipalities</b>	<b>Housing-Related Programs</b>	<b>Processing Fees</b>	<b>Statistics</b>	<b>Additional Comments</b>
		required at renewal By-Law and Fire)		Site sketch Maintenance plan Document checklist
<p><b>Hamilton</b></p> <p><a href="#">Hamilton RHL Pilot Program</a></p> <p><a href="#">Hamilton STR</a></p>	<p>Rental Housing Licensing (2-year Pilot Program) - Wards 1, 8 and part of 14. Required for rental housing units and buildings or part of buildings with 4 or less self-contained units, detached homes or townhouses, if rented.</p> <p>Lodging House Licence</p> <p>Short-Term Rental Licence - limited to Principal residence</p>	<p>Rental Licensing Fee \$158.38 (renewed annually) – zoning verification (one time fee \$268.50) and fire inspections req'd (\$278.14 – annually)</p> <p>Lodging House Licence Fees – initial application \$626 (\$544 Licence Fee, plus \$82 Processing Fee) Fire Inspection - \$654.25 (annually) Health Inspection - \$136 Parking Inspection - \$41 Zoning Verification/Addendum - \$269 Licence re-instatement fee - \$352 Renewal – Lodging House Licence Fee - \$544 Fire Inspection - \$645.25 Certificate of Compliance – \$362 (every three years)</p>	<p>Rental Licences issued – 53 Applications received – 201</p> <p>Lodging House Licences – 18</p> <p>STR – 0 (will start intake June/July 2023)</p>	<p>Application Requirements: Application Form. Proof of Liability Insurance as a Rental Property. Proof of Property Ownership. Certificate of Compliance Application. Self-Certification Checklist. Floor Plan of the Rental Housing Unit, for each room, its dimensions and proposed use, clearly indicating the location and number of bedrooms. A site sketch that indicates the location of the Rental Housing Unit, any external garage/recycling facilities, and parking spaces. The number of parking spaces must be clearly indicated with their dimensions. Documentation from an ESA/ECRA licensed electrician stating a general electrical inspection was completed and the rental</p>



<b>Municipalities</b>	<b>Housing-Related Programs</b>	<b>Processing Fees</b>	<b>Statistics</b>	<b>Additional Comments</b>
				<p>housing unit complies with the <i>Electrical Safety Code</i>, O. Reg.164/99.                      Duplexes (Two-Unit Dwellings) do not need to submit Electrical Inspection documentation with the initial application; it may be requested post Fire inspection.                      Certificate of Zoning Verification from the City of Hamilton.</p>

## Exhibit C – Survey Questions and Answers

### Question 1: Do you own one or more residential properties in Kingston?

- 375 participants selected “No”
- 332 participants selected “Yes”

### Question 2: Do you rent out part or all of any of your properties as a residential unit (are you a landlord)?

- 199 participants selected “Yes”
- 140 participants selected “No”

### Landlord questions

### Question 3: How many residential properties do you own?

- 102 participants selected “2-4 properties”
- 66 participants selected “1 property”
- 24 selected “5 or more properties”

### Question 4: Select the areas where you own residential rental properties. [Look up your district using the only tool here.](#)

- 53 participants selected Williamsville
- 45 participants selected Sydenham
- 42 participants selected Portsmouth
- 34 participants selected King’s Town
- 32 participants selected Kingscourt-Rideau
- 20 participants selected Meadowbrook-Stratchcona
- 16 participants selected Collins-Bayridge
- 14 participants selected Loyalist-Cataraqui
- 12 participants selected Pittsburgh
- 10 participants selected Trillium
- 9 participants selected Lakeside
- 7 participants selected Countryside

### Question 5: How long have you been a landlord?

- 132 participants selected “7 or more years”
- 34 participants selected “4 to 6 years”
- 22 participants selected “1 to 3 years”
- 5 participants selected “less than one year”

### Question 6: As a landlord, how frequently have you encountered issues like the following with your residential units?

- Property standards issues (structural repairs, heating, plumbing)

- 5 participants selected “Regularly”
  - 2 participants selected “Often”
  - 46 participants selected “Sometimes”
  - 65 participants selected “Rarely”
  - 74 participants selected “Never”
- Fire safety issues (smoke detectors, carbon monoxide alarms, extinguishers, exits)
  - 3 participants selected “Regularly”
  - 2 participants selected “Often”
  - 16 participants selected “Sometimes”
  - 56 participants selected “Rarely”
  - 116 participants selected “Never”
- Property maintenance (grass cutting, snow removal, garbage preparation)
  - 15 participants selected “Regularly”
  - 8 participants selected “Often”
  - 25 participants selected “Sometimes”
  - 61 participants selected “Rarely”
  - 84 participants selected “Never”
- Noise or nuisance complaints
  - 3 participants selected “Regularly”
  - 4 participants selected “Often”
  - 17 participants selected “Sometimes”
  - 47 participants selected “Rarely”
  - 121 participants selected “Never”
- Overcrowding or number of occupants in a unit
  - 2 participants selected “Regularly”
  - 1 participant selected “Often”
  - 14 participants selected “Sometimes”
  - 16 participants selected “Rarely”
  - 160 participants selected “Never”
- Parking availability
  - 3 participants selected “Regularly”
  - 5 participants selected “Often”
  - 20 participants selected “Sometimes”
  - 42 participants selected “Rarely”
  - 122 participants selected “Never”
- Housing affordability (operating costs or utilities)
  - 15 participants selected “Regularly”
  - 20 participants selected “Often”
  - 41 participants selected “Sometimes”
  - 39 participants selected “Rarely”
  - 78 participants selected “Never”
- Housing availability (securing a unit or a unit of enough size)

- 11 participants selected “Regularly”
- 7 participants selected “Often”
- 16 participants selected “Sometimes”
- 31 participants selected “Rarely”
- 123 participants selected “Never”
- Timeliness of tenant response regarding an issue
  - 8 participants selected “Regularly”
  - 9 participants selected “Often”
  - 43 participants selected “Sometimes”
  - 64 participants selected “Rarely”
  - 69 participants selected “Never”
- Timeliness of City response regarding an issue
  - 8 participants selected “Regularly”
  - 12 participants selected “Often”
  - 39 participants selected “Sometimes”
  - 46 participants selected “Rarely”
  - 86 participants selected “Never”
- Issues with landlord or tenant rights and/or obligations
  - 11 participants selected “Regularly”
  - 8 participants selected “Often”
  - 30 participants selected “Sometimes”
  - 63 participants selected “Rarely”
  - 81 participants selected “Never”

**Question 7: Please rank your concern as a landlord about these issues by numbering them from 1 (most concerning) to 11 (least concerning).**

- Housing affordability (operating costs or utilities) - Avg. Rank 4.48
- Issues with landlord or tenant rights and/or obligations - Avg. Rank 5.00
- Fire safety issues (smoke detectors, carbon monoxide alarms, extinguishers, exits) - Avg. Rank 5.25
- Property standards issues (structural repairs, heating, plumbing) - Avg. Rank 5.57
- Timeliness of tenant response regarding an issue - Avg. Rank 5.76
- Property maintenance (grass cutting, snow removal, garbage preparation) - Avg. Rank 5.79
- Housing availability (securing a unit or a unit of enough size) - Avg. Rank 5.99
- Noise or nuisance complaints - Avg. Rank 6.05
- Timeliness of City response regarding an issue - Avg. Rank 6.22
- Overcrowding or number of occupants in a unit - Avg. Rank 6.44
- Parking availability - Avg. Rank 6.55

**Question 8: If there are fees associated with a residential rental license program, how likely are you to pass this cost on to your tenants?**

- 155 participants selected “very likely”
- 21 participants selected “somewhat likely”
- 14 participants selected “not likely”

**Question 9: As a landlord, how concerned are you about the following limitations of residential rental licensing?**

- Licensing cannot address tenant behaviour issues
  - 124 participants selected “very concerned”
  - 44 participants selected “somewhat concerned”
  - 22 participants selected “not concerned”
- Licensing fees can add to housing costs
  - 147 participants selected “very concerned”
  - 33 participants selected “somewhat concerned”
  - 11 participants selected “not concerned”
- Licensing enforcement is limited by court and tribunal timelines
  - 129 participants selected “very concerned”
  - 42 participants selected “somewhat concerned”
  - 19 participants selected “not concerned”
- Licensing fees can disproportionately impact vulnerable populations
  - 120 participants selected “very concerned”
  - 50 participants selected “somewhat concerned”
  - 20 participants selected “not concerned”
- Licensing fees can lead landlords to remove units from existing housing stocks
  - 104 participants selected “very concerned”
  - 50 participants selected “somewhat concerned”
  - 38 participants selected “not concerned”

**Question 10: Do you have additional concerns about residential rentals as a landlord?**

- Responses can be seen in Exhibit D

### **Homeowner-resident Questions**

**Question 11: Do you live in a home that you own in Kingston (are you an owner resident)?**

- 139 participants selected “yes”

**Question 12: Please identify the area of Kingston where you reside. [Look up your district using the only tool here.](#)**

- 18 participants selected Kingscourt-Rideau
- 18 participants selected Portsmouth
- 16 participants selected King's Town
- 15 participants selected Sydenham
- 14 participants selected Loyalist-Cataraqui
- 11 participants selected Collins-Bayridge
- 10 participants selected Pittsburgh
- 10 participants selected Williamsville
- 10 participants selected Lakeside
- 8 participants selected Meadowbrook-Strathcona
- 5 participants selected Countryside
- 4 participants selected Trillium

**Question 13: How long have you lived in a home that you own?**

- 103 participants selected "7 or more years"
- 17 participants selected "4 to 6 years"
- 14 participants selected "1 to 3 years"
- 5 participants selected "less than one year"

**Question 14: As an owner resident, how frequently have you encountered issues like the following with residential unit(s) in your neighbourhood?**

- Property standards issues (structural repairs, heating, plumbing)
  - 15 participants selected "Regularly"
  - 16 participants selected "Often"
  - 36 participants selected "Sometimes"
  - 39 participants selected "Rarely"
  - 33 participants selected "Never"
- Fire safety issues (smoke detectors, carbon monoxide alarms, extinguishers, exits)
  - 2 participants selected "Regularly"
  - 5 participants selected "Often"
  - 22 participants selected "Sometimes"
  - 34 participants selected "Rarely"
  - 72 participants selected "Never"
- Property maintenance (grass cutting, snow removal, garbage preparation)
  - 33 participants selected "Regularly"
  - 18 participants selected "Often"
  - 34 participants selected "Sometimes"

- 32 participants selected “Rarely”
  - 22 participants selected “Never”
- Noise or nuisance complaints
  - 17 participants selected “Regularly”
  - 15 participants selected “Often”
  - 50 participants selected “Sometimes”
  - 35 participants selected “Rarely”
  - 22 participants selected “Never”
- Overcrowding or number of occupants in a unit
  - 13 participants selected “Regularly”
  - 11 participants selected “Often”
  - 33 participants selected “Sometimes”
  - 31 participants selected “Rarely”
  - 50 participants selected “Never”
- Parking availability
  - 23 participants selected “Regularly”
  - 25 participants selected “Often”
  - 23 participants selected “Sometimes”
  - 27 participants selected “Rarely”
  - 40 participants selected “Never”
- Housing affordability (operating costs or utilities)
  - 19 participants selected “Regularly”
  - 26 participants selected “Often”
  - 28 participants selected “Sometimes”
  - 26 participants selected “Rarely”
  - 38 participants selected “Never”
- Housing availability (securing a unit or a unit of enough size)
  - 21 participants selected “Regularly”
  - 14 participants selected “Often”
  - 23 participants selected “Sometimes”
  - 17 participants selected “Rarely”
  - 60 participants selected “Never”
- Issues with landlord or tenant rights and/or obligations
  - 14 participants selected “Regularly”
  - 13 participants selected “Often”
  - 26 participants selected “Sometimes”
  - 22 participants selected “Rarely”
  - 63 participants selected “Never”
- Timeliness of City response regarding an issue
  - 11 participants selected “Regularly”
  - 12 participants selected “Often”
  - 33 participants selected “Sometimes”
  - 31 participants selected “Rarely”

- 48 participants selected “Never”

**Question 15: Please rank your concern as an owner resident about these issues by numbering them from 1 (most concerning) to 11 (least concerning).**

- Property maintenance (grass cutting, snow removal, garbage preparation) - Avg. Rank 4.17
- Noise or nuisance complaints - Avg. Rank 4.42
- Property standards issues (structural repairs, heating, plumbing) - Avg. Rank 4.72
- Housing affordability (operating costs or utilities) - Avg. Rank 5.17
- Fire safety issues (smoke detectors, carbon monoxide alarms, extinguishers, exits) - Avg. Rank 5.43
- Overcrowding or number of occupants in a unit - Avg. Rank 5.64
- Parking availability - Avg. Rank 5.72
- Housing availability (securing a unit or a unit of enough size) - Avg. Rank 5.93
- Timeliness of City response regarding an issue - Avg. Rank 6.90
- Issues with landlord or tenant rights and/or obligations - Avg. Rank 6.95
- Timeliness of tenant response regarding an issue - Avg. Rank 7.61

**Question 16: As an owner resident, how concerned are you about the following limitations of residential rental licensing?**

- Licensing cannot address tenant behaviour issues
  - 60 participants selected “very concerned”
  - 41 participants selected “somewhat concerned”
  - 37 participants selected “not concerned”
- Licensing fees can add to housing costs
  - 42 participants selected “very concerned”
  - 38 participants selected “somewhat concerned”
  - 59 participants selected “not concerned”
- Licensing enforcement is limited by court and tribunal timelines
  - 61 participants selected “very concerned”
  - 62 participants selected “somewhat concerned”
  - 16 participants selected “not concerned”
- Licensing fees can disproportionately impact vulnerable populations
  - 44 participants selected “very concerned”
  - 52 participants selected “somewhat concerned”
  - 43 participants selected “not concerned”
- Licensing fees can lead landlords to remove units from existing housing stocks
  - 37 participants selected “very concerned”



- 38 participants selected “somewhat concerned”
- 64 participants selected “not concerned”

**Question 17: Do you have additional concerns about residential rentals as an owner resident?**

- Responses can be seen in Exhibit D

**Renter Questions**

**Question 18: Do you or does someone in your household pay rent to occupy part or all of a residential unit that you do not own (are you a renter)?**

- 228 participants selected “yes”
- 150 participants selected “no” (skipped to question 26)

**Question 19: Please identify the area of Kingston where you reside. [Look up your district using the only tool here.](#)**

- 44 participants selected Williamsville
- 43 participants selected Sydenham
- 37 participants selected Portsmouth
- 26 participants selected Kingscourt-Rideau
- 26 participants selected King’s Town
- 17 participants selected Meadowbrook-Strathcona.
- 12 participants selected Loyalist-Cataraqui
- 7 participants selected Pittsburgh
- 7 participants selected Collins-Bayridge
- 7 participants selected Lakeside
- 3 participants selected Trillium
- 1 participant selected Countryside

**Question 20: How long have you lived in your current dwelling unit?**

- 95 participants selected “1 to 3 years”
- 50 participants selected “less than one year”
- 46 participants selected “7 or more years”
- 40 participants selected “4 to 6 years”

**Question 21: As a renter, how frequently have you encountered issues like the following with your residential unit?**

- Property standards issues (structural repairs, heating, plumbing)
  - 21 participants selected “Regularly”
  - 48 participants selected “Often”

- 67 participants selected “Sometimes”
  - 61 participants selected “Rarely”
  - 29 participants selected “Never”
- Fire safety issues (smoke detectors, carbon monoxide alarms, extinguishers, exits)
  - 7 participants selected “Regularly”
  - 19 participants selected “Often”
  - 43 participants selected “Sometimes”
  - 65 participants selected “Rarely”
  - 90 participants selected “Never”
- Property maintenance (grass cutting, snow removal, garbage preparation)
  - 32 participants selected “Regularly”
  - 24 participants selected “Often”
  - 43 participants selected “Sometimes”
  - 51 participants selected “Rarely”
  - 76 participants selected “Never”
- Noise or nuisance complaints
  - 17 participants selected “Regularly”
  - 18 participants selected “Often”
  - 38 participants selected “Sometimes”
  - 67 participants selected “Rarely”
  - 86 participants selected “Never”
- Overcrowding or number of occupants in a unit
  - 10 participants selected “Regularly”
  - 9 participants selected “Often”
  - 19 participants selected “Sometimes”
  - 36 participants selected “Rarely”
  - 151 participants selected “Never”
- Parking availability
  - 38 participants selected “Regularly”
  - 18 participants selected “Often”
  - 38 participants selected “Sometimes”
  - 29 participants selected “Rarely”
  - 102 participants selected “Never”
- Housing affordability (operating costs or utilities)
  - 76 participants selected “Regularly”
  - 46 participants selected “Often”
  - 45 participants selected “Sometimes”
  - 34 participants selected “Rarely”
  - 25 participants selected “Never”
- Housing availability (securing a unit or a unit of enough size)
  - 83 participants selected “Regularly”
  - 45 participants selected “Often”

- 36 participants selected “Sometimes”
- 29 participants selected “Rarely”
- 33 participants selected “Never”
- Timeliness of landlord response regarding an issue
  - 34 participants selected “Regularly”
  - 37 participants selected “Often”
  - 52 participants selected “Sometimes”
  - 51 participants selected “Rarely”
  - 48 participants selected “Never”
- Timeliness of City response regarding an issue
  - 18 participants selected “Regularly”
  - 15 participants selected “Often”
  - 46 participants selected “Sometimes”
  - 48 participants selected “Rarely”
  - 95 participants selected “Never”
- Issues with landlord or tenant rights and/or obligations
  - 38 participants selected “Regularly”
  - 13 participants selected “Often”
  - 49 participants selected “Sometimes”
  - 45 participants selected “Rarely”
  - 77 participants selected “Never”

**Question 22: Please rank your concern as a renter about these issues by numbering them from 1 (most concerning) to 11 (least concerning).**

- Housing affordability (operating costs or utilities) - Avg. Rank 2.86
- Housing availability (securing a unit or a unit of enough size) - Avg. Rank 3.84
- Property standards issues (structural repairs, heating, plumbing) - Avg. Rank 4.52
- Issues with landlord or tenant rights and/or obligations - Avg. Rank 5.82
- Timeliness of landlord response regarding an issue - Avg. Rank 5.85
- Fire safety issues (smoke detectors, carbon monoxide alarms, extinguishers, exits) - Avg. Rank 6.06
- Property maintenance (grass cutting, snow removal, garbage preparation) - Avg. Rank 6.39
- Noise or nuisance complaints - Avg. Rank 6.95
- Parking availability - Avg. Rank 7.17
- Overcrowding or number of occupants in a unit - Avg. Rank 7.38
- Timeliness of City response regarding an issue - Avg. Rank 7.63

**Question 23: As a renter, how concerned are you about the following limitations of residential rental licensing?**

- Licensing cannot address tenant behaviour issues
  - 51 participants selected “very concerned”
  - 83 participants selected “somewhat concerned”
  - 91 participants selected “not concerned”
- Licensing fees can add to housing costs
  - 137 participants selected “very concerned”
  - 61 participants selected “somewhat concerned”
  - 28 participants selected “not concerned”
- Licensing enforcement is limited by court and tribunal timelines
  - 93 participants selected “very concerned”
  - 100 participants selected “somewhat concerned”
  - 31 participants selected “not concerned”
- Licensing fees can disproportionately impact vulnerable populations
  - 133 participants selected “very concerned”
  - 61 participants selected “somewhat concerned”
  - 31 participants selected “not concerned”
- Licensing fees can lead landlords to remove units from existing housing stocks
  - 107 participants selected “very concerned”
  - 71 participants selected “somewhat concerned”
  - 47 participants selected “not concerned”

**Question 24: A residential rental licensing program could have fees associated with it. If your landlord were to pass this cost on to you, would you be able to pay your rent?**

- 86 participants selected “I would struggle to afford my rent”
- 60 participants selected “I would not be able to afford my rent”
- 53 participants selected “I would still be able to afford my rent”
- 24 participants selected “I am currently unable to afford my rent”

**Question 25: Do you have any additional concerns about residential rentals as a renter?**

- Responses can be seen in Exhibit D

**Concluding questions (all respondents)**

**Question 26: The City of Kingston is evaluating what information a landlord will need to provide in order to secure a residential rental license. How important do you feel each of these items is?**

- Owner contact info (address, phone number, email)
  - 548 participants selected “very important”
  - 86 participants selected “somewhat important”
  - 65 participants selected “not important”
- Agent or property manager contact info
  - 530 participants selected “very important”
  - 103 participants selected “somewhat important”
  - 67 participants selected “not important”
- Corporate ownership information (identity and contact for owners or directors)
  - 465 participants selected “very important”
  - 131 participants selected “somewhat important”
  - 101 participants selected “not important”
- Proof of appropriate insurance
  - 492 participants selected “very important”
  - 107 participants selected “somewhat important”
  - 99 participants selected “not important”
- Fire safety plans showing emergency and alternate exits
  - 476 participants selected “very important”
  - 127 participants selected “somewhat important”
  - 93 participants selected “not important”
- Site plan showing layout, bedroom locations and maximum occupants
  - 295 participants selected “very important”
  - 225 participants selected “somewhat important”
  - 178 participants selected “not important”
- Floor plan showing unit layout, bedroom locations and maximum occupancy
  - 303 participants selected “very important”
  - 218 participants selected “somewhat important”
  - 176 participants selected “not important”
- Declaration of awareness of City by-laws (Noise, Yards, Garbage)
  - 372 participants selected “very important”
  - 202 participants selected “somewhat important”
  - 122 participants selected “not important”
- Criminal record check
  - 296 participants selected “very important”
  - 210 participants selected “somewhat important”
  - 190 participants selected “not important”
- Provincial Offences conviction check (Building Code or Fire Code offences)
  - 423 participants selected “very important”
  - 159 participants selected “somewhat important”
  - 117 participants selected “not important”

- Property Standards/Building Code inspection
  - 426 participants selected “very important”
  - 145 participants selected “somewhat important”
  - 123 participants selected “not important”
- Property Owner/Agent completed self-certification checklist
  - 261 participants selected “very important”
  - 242 participants selected “somewhat important”
  - 189 participants selected “not important”
- Property maintenance plan
  - 309 participants selected “very important”
  - 196 participants selected “somewhat important”
  - 190 participants selected “not important”
- Fire safety inspection
  - 453 participants selected “very important”
  - 143 participants selected “somewhat important”
  - 99 participants selected “not important”
- Electrical inspection
  - 394 participants selected “very important”
  - 158 participants selected “somewhat important”
  - 142 participants selected “not important”
- HVAC inspection
  - 316 participants selected “very important”
  - 194 participants selected “somewhat important”
  - 184 participants selected “not important”
- Information plaque listing rights, obligations and information resources
  - 262 participants selected “very important”
  - 211 participants selected “somewhat important”
  - 221 participants selected “not important”

**Question 27: A residential rental licensing program could have fees associated with it. Who should pay or the costs associated with a residential rental license?**

- 346 participants selected “Landlords should pay for all costs”
- 85 participants selected “Renters should pay for all costs”
- 68 participants selected “Costs should be shared between landlords and taxpayers”
- 63 participants selected “Costs should be shared between landlords and renters”
- 61 participants selected “Costs should be shared between landlords, renters and taxpayers”
- 60 participants selected “Taxpayers should pay for all costs”

- 13 participants selected “Costs should be shared between renters and taxpayers”

**Question 28: Are you aware of any other issues surrounding residential rental housing that have not been included in previous questions?**

- Responses can be seen in Exhibit D

**Question 29: Do you have any additional comments you wish to provide?**

- Responses can be seen in Exhibit D

## Survey Open Text Responses

All feedback from verbatim written comments is included below. Feedback that does not follow the Guidelines for Participation were removed from the public engagement summary.

### **Q10: Do you have any additional concerns about residential rentals as a landlord?**

- We are an owner-occupied duplex. The duplex is legal nonconforming. We were formerly part of the Queen's-Landlord contract program and were inspected annually. It was a little bit of a pain (time and money), but provided us with confidence that we were providing good housing. If the City makes it too difficult to offer rental housing, we will simply stop renting. I worry about some of the rhetoric RE: greedy landlords. A constant challenge in the Queen's program was that we agreed not to increase the rent by more than the annual rental guideline amount even between tenancies. As a renewal incentive (and to be fair to our tenants) we would typically not increase our rent with the knowledge that most Queen's tenants are only living in a Kingston rental for 2-3 years. This became challenging after a number of years because the taxes, insurance, utilities all exceeded the rate of inflation. During the recent period of low inflation our property taxes increased year over year by 4.5% per year (due to assessment value increases), insurance average 6.4% and utilities by 2.5% during a period where the Ontario rental increase guideline was averaging 1.5-2.0%. I would be concerned if any rental program tried to further limit our ability to keep up with inflationary pressures. While we often were absorbing these increases in the short term it is impossible to keep up with the inflationary pressures without some opportunity for catch-up between tenancies. The Queen's program has ended but we were planning to temporarily withdraw for a year or two so that we could catch up on rental increases. I do think some improved enforcement of property standards and behaviour of some tenants is required. The City already has bylaws available to enforce these things but doesn't. As mentioned, we are landlords, and several properties in our neighbourhood are rentals. Cleaning up garbage from other properties on a daily basis is frustrating. Likewise seeing properties decline due to lack of maintenance limits our future rental supply and discourages families from living in neighbourhoods - these things can all be enforced with existing bylaws and landlords should bare some responsibility for - challenge is tenants not managing garbage and recycling, there sometimes needs to be mechanism to fine them directly unless they are in a large multi-tenant building. Things like noise and nuisance parties, shouldn't be a landlord fine, we have limited power to do anything about it under the existing landlord-tenant act.



- I am concerned about landlords who make profit their primary goal. This can lead to negative situations for tenants, where substandard units are rented at barely affordable prices. Thinking about how Kingscourt is largely wartime housing makes me long for a renewal of public investment in housing, rather than hoping developers and market forces will provide enough supply, and treat people fairly.
- Tenants didn't pay for over a year and destroyed my property. You cannot increase the burden on landlords until landlord tenant board issues are able to be resolved more quickly.
- City should provide insurance for damage by malicious tenants that should come from the licensing.
- The city should not licence landlords. The provincial government has accepted responsibility for this, although poorly.
- Tenants cost landlords thousands as tenants are allowed to destroy their rental property and not pay rent/utilities without any consequences. It takes well over a year to evict a bad tenant. Tenants can intimidate and threaten landlords and there is no protection for the landlord, police won't help because they say it is an LTB issue but the LTB won't help either. I just paid about \$30,000 to fix all the damage a tenant did plus I am paying the tenant's utilities for the last 3 years because the tenant would not pay and they were rolled into my taxes. What services will the landlord be offered for this new fee? What protection from bad tenants will landlords be offered? I have been debating selling my rental property because of my experiences with tenants and having to pay a licensing fee will definitely help me with that decision!
- Housing is expensive enough and regulated enough. Noone needs another cash grab.
- Cost of administration will be so high. It's not worth it.
- Licensing fees have the potential to force private landlords to sell properties leaving only the option of large incorporated companies to continue to offer rental units.
- 1. What is the annual cost the City of Kingston will incur to operate a Rental Licensing department? Is this an effective use of the City's budget? 2. What are the costs landlords and property owners will incur to gather the required documentation needed for licensing? Will landlords even be able to collect some of these requirements listed in the draft circulated to the Kingston Rental Property Owners Association? 3. If the licensing requirements are minimized, when does it become an impactless annual administrative task? 4. How does any part of this rental licensing initiative help address housing availability and housing affordability in Kingston? I believe that it will instead increase housing costs and decrease availability in the market. 5. Would the city consider property tax incentives provided to owners who register their rental property with the city?

This would build the database that the city staff have noted they would like to have at a very small fraction of the operating cost that would be incurred otherwise

- I think there is a difference having a small number of properties vs a large number. Maybe if you own 5 or more units it is different.
- Seems like a money grab. City should stay out. Property taxes are high enough.
- I do not see the need for additional licensing as it will increase the cost of living for tenants and operational costs for landlords
- We rent out properties which have a personal use component, so are attentive landlords. However, tenants are not reliable on keeping grounds clean. The biggest problem there is Kingston has perhaps the most complex recycling requirements in the province. Students coming from other cities are mostly used to single box systems. Combined with City collectors practice of throwing stuff around, and boxes not being wind proof, lots of litter results from recycling. We have on occasion tried to help out people on social assistance. Twice now they have trashed a house. They also tend to disable smoke alarms. Landlords have no effective recourse in these situations. So unfortunately we have to avoid them as tenants. Landlords under the Residential Tenancies Act have very little effective control over tenants. Far less, for example, than by-law officers and the police. Yet the City is trying to make Landlord responsible for tenant behaviour. This is the City shirking its responsibility and is not going to end well for tenants or the City.
- Fix the LTB and you'll find way more rental units become available. Tenants can get away with murder and landlords have no rights. The last thing that will help improve supply is yet another layer of costly bureaucracy.
- Your rating system in Section 7 invalidated many of my real opinions. You allow me to choose one number only once when generally I'd have answered "little or no concern" often, because I occupy a duplex, the lower part rented, and I check potential tenants for their compatibility as neighbours. My answers would have been very different. I've had 25 years of very good relations with my student tenants in nearly every way...but I cannot indicate this, can I? I therefore suggest you invalidate my responses to this section. It's also not clear why you propose this licensing system, nor do you clarify its need or purpose. Airbnbs here have taken a lot of much-needed Kingston rental units. They are Vastly More Profitable. Do you want much more housing immediately? Control airbnbs.
- Yearly governed increase in rents are over 24% short compared to actual costs over the past 10 years leading to downgrading of this shortfall to new tenant leases; The LTB continues to delay resolutions of millions of dollars of rent which will likely never get paid; The Residential ACT desperately needs to be updated; adding licensing will empower bad tenants to harm landlord sustainability and

neighboring tenants (this issue is already a problem if the Bylaw officers and fire department share the facts); currently we are losing more landlords than ever before; it is impossible to stop the hoarding and dangerous treatment of apartment units by bad tenants which is the main cause of most of the fires and deaths!!!; there is no effective use of Licensing anywhere!!!; learn from other communities mistakes PLEASE! (Oshawa for example); why bring this on when the current laws are not enforced?; why bring this on for a few bad apples?; Will the bad apples stop with this in place? Why aren't you placing all your energy on the number of staff to do their job more effectively. Would love to share my experience!!!!

- Tenants may fill ovens with grease leading to fire hazard. Tenant leaves garbage exposed in apartment, potentially attracting rodents. Not sure my unit qualifies as a legit apartment, but if not, my tenant will probably be homeless. Would like help making my apartment conform to code. Worried will not pass license because egress windows not to code, only one door exit.
- Tenants have enormous rights in Ontario—more rights and protections than landlords. The Industry needs competition to create lower rents and competition to get Tenants. Setting up another level of government, like licensing, is stupid. Dumb.
- Some of the multiple choice questions or n/a and the wording of them may lead to inaccurate results. The drop down menus are also not mobile friendly and make it challenging to change previous selections or not an option. That being said, I do have some concerns with licensing on properties in Kingston during a housing crisis. Especially considering that the Ontario Landlord/Tenant Tribunal is already in place and I think what could happen is additional licensing and fees could discourage owners from renting. I personally would not want to pay an additional fee to the city given that we already pay substantial property tax in Kingston. Additionally, being a landlord is a lot of work, if you are a good one, and it is already not profitable for those of us who have mortgages. Given how precarious the housing already is in Kingston or am concerned that this could negatively effect tenants and by eliminating some smaller landlords and increasing the monopoly that the larger property corporations already have in this city. The vast accumulation of properties by a few companies across this city is my biggest concern. The larger companies also have more funds for lawyers making regulations harder to enforce with them. I don't think a license will make a difference whatsoever.
- The City of Kingston has been talking about licensing for a very long time (I have notes going back more than 10 years) but nothing has ever happened and the City doesn't explain why they are not proceeding. For those that support licensing

the feeling, yet again, is that the large landlords and developers have influenced staff to slow the initiative down and make it disappear.

- Licensing will only make matters worse regarding rental units' availability and costs. The Landlord and Tenant Board already has huge issues that impacts housing availability (slow to get tenants out when not paying, huge backlog, etc.) and renters are increasingly changing the game (wanting to overcrowd properties causing insurance issues for landlords) don't make this harder on tenants or landlords please.
- Money grab no real value for tenants or landlords. Property taxes are high enough
- I am very lucky as I have mature, very long term tenants in my rental unit. My partner has a unit too and that house had tenants who did \$10,000 worth of damage to the unit. Getting the tenants out was a frustrating, laborious process and we never were recompensed for the damage.
- Initiating a licensing fee only serves to empower the municipality to become a "mini Tribunal" working similar to the provincial Landlord Tenant Tribunal.. the most likely outcome would be rental opportunities disappearing for those who will never have the financial potential to be home owners. I am noticing increasing numbers of people moving to this area because the cost of housing is less expensive than where they come from..ie Toronto....that leaves the current population of Kingston who truly need reasonably priced housing out in the cold. The solution to a housing shortage will not be found by licensing rentals. Governments at a federal level need to focus on lowering vehicle fuel, home heating fuels and supporting the construction of cost effective rental housing. For myself the intervention of the municipality into rental of my property would persuade me to repurpose the use of the structure.
- No, but the more important issue is to licence or regulate the property management companies
- The LTB is broken to the point of extreme negative impact on all aspects of housing. Adding licensing when the LTB is so broken will only make things worse. The City already has all the tools it needs to enforce property standards. Licensing will only add expenses that will be passed on to tenants, and will absolutely lead to units being removed from the rental stock.
- This is likely to lead to fewer rental units being registered and/or more illegal or underground units which puts both tenants and landlords at risk. We all know the problem is a few absentee or unethical landlords so why are we all being punished for their behaviour? Set up a complaints based licensing system. If a landlord is not meeting certain standards then they must be licensed in order to continue renting. Otherwise it's yet another cash grab by the city that will target

responsible landlords most of whom will pass in the cost to their tenants ultimately raising rents.

- This will cause more units to go empty.
- I would be concerned if a licensing regime involved excessive paperwork and time.
- I disagree to have to deal with more red tape! Ridiculous Fees imposed on landlords! Why do you even consider this regulation? Don't we have the toughest Tenants Protections in Ontario?
- Good landlords like ourselves will only be further punished by these licenses... there are already so many rights that tenants have over landlords, licensing will only increase the burden on landlords while tenants continue to have all the rights. Rents will go up, and who will be enforcing the licensing? More work for the city will mean higher tax dollars. Lose-lose situation.
- It's really hard to compete on a level playing field when you want to do the right thing but your competition (other landlords) are slumlords and don't care about the community they own property in.
- The process of licensing for a fee seems like a money grab by the city. This will not address the bigger issues like low vacancy in Kingston. The end result of such a program will be higher rents. Tenants do not need this added expense.
- I believe there are enough laws/regulations in place that Kingston doesn't need to come up with more bureaucracy to what appears to be addressing a very small number of recent issues with sketchy landlords and sketchy tenants. A local presence to deal with landlord tenant act issues would be more welcomed. To address these issues the city must fully understand both landlord and tenant real life situations without prejudice.
- How will licensing improve things for tenants?
- Where are the questions re the landlords responsibilities for the above 11 areas?  
. for example - not keeping property standards etc
- My experience in city programmes is the inexperienced staff who you send out to enforce. Real world is much different from in class training. Also this is a duplication of the provincially run tribunal which provides ample protection for tenants. At 3.5 percent increase in property taxes we can't afford new wasteful spending.
- In the current economy a rental property is exorbitantly expensive, with licensing fees making it even more expensive. The licensing program would make me consider taking rental properties off the market. The current system makes it difficult to collect rent and a tenant can stay in a unit rent free for a year or more until the LTB evicts them. This is another huge cost associated with rental properties.

- I don't understand how this law will do anything that is already not in place?
- I think that the city of Kingston should certainly have a better understanding of the rentals throughout the city. however a punishment fee for small landlords will force landlords to sell off investment properties, which then throws chaos in to tenants minds. if their evicted then their cost will skyrocket. Most units are rent controlled and so landlordslikself thatdont raise rents every year will now be forced to. I shouldn't be punished with a fee for working hard and purchasing an investment property.
- Every action has a reaction. Property Standards, bylaw, RHEU, already exist. Now add licensing? Are tenants going to be licensed so that they are accountable for their obligations toward the rental property?
- The City of Kingston all ready has Property Standards By-Laws in place to deal with Landlords that do not maintain their properties. Kingston Fire Prevention, has Fire Codes that they have the authority to fine, and make Landlords obey under the Criminal Code of Canada. LETS USE IT. Rental Licensing will be one more administrative complicated procedure for the City and Landlords, which will be paid for on the backs on the renters. Kingston Rental Property Owners Association would like to work with the City to make Kingston a GREAT PLACE to live, work, play and RENT. THANK YOU FOR YOUR TIME.
- The more expenses that are thrust upon landlords, the higher rents will soar. Most landlords aren't price gouging - they are setting pricing based on interest rates, costs of labour, materials, licensing, etc. Placing this additional cost on landlords is not the answer because it's going right back to the tenant. Also, trying to enforce a new licensing program will be a waste of city resources because of the likelihood of high delinquency rates with a program like this. On another note, I think the city should strongly consider quicker paths to legalizing duplexes (zoning etc). Currently, there is too much red tape to make it happen the right way. Fast track zoning and help landlords contribute to the housing solution for our growing population. No one can afford all these luxury condos that are going up, but duplexing a house is a realistic and affordable option for many looking for housing.
- Unclear what the point of a licensing system is other than a cash grab from the City that will drive up housing costs even further for renters.
- There is a difference between traditional rental agreements and short term rentals. traditional rentals have processes (albeit with unreasonable delays) but short term rentals do not have the same processes nor oversight. If any licensing is put in place, it should come with a benefit for all parties in the form of oversight / mediation etc.
- Units within landlords primary residences should not be subject to the same licensing and regulations as apartment buildings and full home leases as they

generally operate at a much lower profit and are used to ensure affordability of the primary residence.

- I don't really understand what this survey means by "concerned" ie does it mean this is an issue I prioritize or think is important as a landlord? Or this is an issue that gives me trouble? Or things I just worry about in general, not specifically with my properties? It's not clear at all
- I have no idea if your talking about Air BNB with the last questions or actual licensing current long term rental units. Licensing long term rental units is absurd and a huge waste of tax dollars which will just be put onto the tenants
- Forget about this ridiculous idea and focus on changes to the completely one-sided Tribunal which is causing fellow landlords to get out of the business entirely and large rental companies are buying everything up and making rents unaffordable. I have friends who are owed over a years worth of rent because their tenants simply won't pay and refuse to move out. The tribunals wait times for a hearing are approx 6 months, and then the rulings still have to be enforced. Totally ridiculous!! This program just adds more costs and gov't involvement which will do nothing but raise rents yet again. Dumbest idea I've heard in years.
- 1. Taxation typically reduces the supply of the taxed good/service. When demand increases due to external factors, the price of existing supply increases. 2. I have a unit that rents for \$628 all inclusive. Mortgage, utilities, property tax, insurance, depreciation cause me to lose money as it is. Risk of non-payment and an \$83/m (\$1000 a year) licensing fee would require many sub \$1500 units to file N10/L5's in order to keep up with non mortgage related expenses, This will put further pressure on the LTB (6 month wait currently). 3. Forcing a unit to comply with major code updates could trigger renovictions to get the unit up to new standards, which would reprice the housing stock to newer market rates vs the controlled increases for houses built prior to NOV 2018.
- I have an unusual concern with a tenant who does not want me to do any upgrades. (I would like to insulate better.)
- My concerns are not with the residential rentals, my concerns are with the city trying to add another fee but not having any benefits to me as a landlord.
- the landlord tribunal may as well be non-existent as that is how it operates. We as landlords are to abide by the laws however, in filing proper paperwork and applications to abide by these laws we wait months/years for the issues to be resolved which keeps non paying tenants and tenants who are interfering with the reasonable enjoyment of others in our units for much longer than they should be.
- HI this questionnaire is not that great, it's almost a waste of time. I can see the cities desire to account for all rental units that we have in the stock and I understand that is very important. I also feel safety of tenants is also important

but this licensing screams cash grab jump through hoops, making Landlord even more difficult in Ontario most investors deal with our, looking to invest in Alberta or US friendly Landlord states this is the exact opposite of what we need. I would be happy to discuss this further. [REDACTED]

- If the City of Kingston enacts a rental licensing fee, this will only hurt tenants and you will get less available supply, tenants will not be able to afford rent as it is .
- If this program is mandatory and increases landlords costs, these increases will just cause rents to increase even more. It would be an incredibly short sighted decision.
- If an "illegal" apartment cannot be made legal, i.e. height of basement, what happens to the tenants? How are they forced to move out? By what mechanism?
- I think that it is likely to remove supply from the marketplace for various reasons and as a result increase costs for the remaining demand.
- With the rapidly increasing carrying costs of a rental property, this program not only will not help the landlords and tenants, but it will force landlords to raise the rent and therefore there will be less affordable housing. Kingston has been facing a housing crisis in the past couple of years, especially given the population and immigration growth. Introducing programs such as this will also deter local and nonlocal investors from investing in our town which in turn will reduce the revenue, and again the housing available.
- The program is unnecessary. Landlords are already responsible for health and safety and maintaining their rental properties. You can ask landlords to register the rental units in order to keep track of numbers, without any licensing fees.
- There needs to be a clear benefit to landlord, tenant and city.
- We are good landlords who care about our tenants and our property. But our rental fees are limited by the increases set by the province, and have severely fallen behind inflation rates. We mostly have great tenants that have been with us a long time. but rents are so low that now it is prohibitive for them to leave and we are barely covering costs of taxes, insurance, utilities and maintenance. We continue to invest but can understand why some landlords fall behind, especially with some tenants not paying rent or caring about the property. There has to be balance!
- There are mechanisms already in place for tenants to voice their concerns about residential housing issues (fire, building code, safety etc.). Bringing in licensing will 1. Increase rent as costs will be passed on to the tenant. 2. Cause some landlords to sell displace their tenants - I know I will sell if forced to go through licensing, the hassle and added costs will no longer justify keeping the properties. 3. Where will the city put tenants that are already in illegal units when landlords are forced to comply with the program? There are hundreds of illegal



basement apartment units across the city that will require extensive updating to be brought up to code, assuming the landlord can afford to do the updates, (which many can't) they also will not be able to afford to continue to rent the unit at the previous rental rate as stipulated in the RTA so those units will be sold, again, displacing tenants. You will be opening up a can of worms if this proceeds and will only have yourselves to blame. Doing this will drive out small (mom & pop) landlords.

- Registration and compliance needs to be enforced more than licensing.
- I don't expect a licensing program to be effective. It will likely cost the city money to run (even with fees) and will 100% make housing more expensive for renters by driving down supply and because these cost are eventually born by tenants.
- Our costs are going up dramatically. The City of Kingston has been increasing us with tax increases for years now, which is totally unsustainable. The City has no problem issuing tax increases of 3-5% year over year, however, landlords are restricted to 0-2.5% rent increases. Working individuals do not receive wage increases in the 3-5% rate. There's no incentive for landlords to create more housing. There are no timely resolutions with the LTB, which is a situation that some tenants are taking advantage of. How could a rental tax possibly assist with creating more housing in Kingston or anywhere for that matter? Why should Landlords have to pay for additional housing in Kingston?
- To date, I can't think of one successful liscensing program including Oshawa.
- If there is a fee there should be some value provided to the landlords. I'll pay a licensing fee if it means I'm immune from By-law and property standards. If you're paying a licensing fee and landlord is behaving in compliance with the law, the city should hold tenants accountable for by-law and property standard infractions like lawn cutting and garbage. I don't have any issues with my tenants, but there's is literally nothing a landlord can do if tenants start storing their stuff on the front lawn.
- The issues raised are already covered by bylaw standards
- Not a proponent of the City liability and involvement in my business. As a Landlord there are many avenues for a tenant to file a complaint about their concerns. City Licensing would only serve to add to the complexities a Landlord attempts to navigate. There are already avenues available to tenants. The City should not take on the liability and muddy the waters any further. If the City is looking to help, educate tenants and Landlords on responsibilities and avenues currently available through established sources.
- There is some chance that more regulations and fees could drive some landlords out of the market.
- All landlords are not bad people. Sectioning out a portion of the community and punishing them with a annual fine without checking their record or their integrity

is not supporting the whole community. This is a slippery slope to go down. What will be next, people that use their car for any business at all in the city should pay a annual fine regardless of their driving record. I would guess more people are injured by automobiles per year than apartment units. This will just make Kingston housing more expensive. Thank you for your time and consideration.

- I think rental licensing will only make rent less affordable in Kingston. Short term rentals is what the city should go after.
- Who will supervise the licensing of residential rentals and what will the licensing fees be. Are commercial rentals/leasing be also involved.
- With the higher interest rates, we are losing money each month. At the same time, we are trying not to raise rents for students. This program sounds like it will add an additional cost. Our units are only 3 years old, so we're built to code and inspected. Perhaps exempt newer units? Or just rely on legislation that already exists. The Landlord Tenant Act is quite strong. In addition, there are already bylaws in place for things like lawn maintenance, etc. I do not see the need to add another cost for the city and landlords.
- No
- This is a very difficult time in history as a landlord. It has become a system stacked against them thus propagating 'professional ' tenants. I have just taken out a line of credit for \$35,000 to repair the damage that a long term tenant caused. I will be paying 8% on a secured term for years and will likely never recuperate that loss. There needs to be some balance in the system and this program only makes it worse for everyone. If there are bad landlords, tenants will tell you! Focus your attention on the rapidly growing number of bad tenants in Kingston. Speaking personally will lose your good landlords ... Don't do this.
- I feel that I pride myself on providing quality rental space and thus I attract quality occupants. I feel that more fees will hinder the general public as the cost will be transanded down to tenants. The creation of more costs in an industry where costs are rising at faster pace than ever before is not a sound solution. The lack of available housing is more the issue. The property taxes, utility costs, maintenance costs, contractor rates are all going up so much recently that when you factor in today's extremely high interest rates, it becomes unaffordable to maintain. Im not in support of the Residential Rental licensing. I hope the City of Kingston stops wasting precious tax dollars on this
- Tenants have no incentive to actually pay their rent. They are given 8- 10 months for any non payment complaint to reach the tribunal. If they have no money we can't collect what they owe. I kept my rents substantially below market value because I wanted my tenants to be happy and be able to afford to live in my beautiful new woodhaven home, and they stopped paying anyways. The tribunal gave them the advice after I gave the N1 form to pay or leave in 15 days (after

already waiting 3 months without payment) to just force me to pay for a hearing date knowing it would give him the additional 8-10 months. The house has no issues and any complaints have always been promptly addressed. I had the house up for sale one month prior to the tenant stopping payments and was not able to sell due to the delinquent tenant. The tribunal must fix this huge issue. Landlords are incentivised to move to a short term rental solution because they retain their rights as the owner to swiftly remove non paying leases. The risk of non payment is being priced into the long term lease agreements and is making costs soar. Outlawing short term rentals only continues to strip away the rights of the owner and will lead to fewer rental options and higher prices for tenants.

- The cost of the rental licensing program to the city's budget. What are the costs landlord would incur to gather documentation for this program? How does this help availability and affordability? I believe it would have opposite effect by limiting the supply! I have seen houses in the queen's program from before, and don't believe that program helped keep hold properties to a higher standard!
- It seems to me that a licensing programme is desirable by some to help with properties that are poorly maintained resulting in health and safety issues. A licensing programme seems to me to be a broad approach to try to address this issues. However, it could work if the properties that have no health and safety issues are rewarded in some way ... perhaps no licensing fee? In other words, the properties that are properly maintained and the tenants who use them would not have any financial "penalty" by participating in such a programme because they would ultimately be exempt from the fee. Perhaps this exemption is based on compliance to basic maintenance issues that result in the health and safety concerns. It should also be acknowledged that many tenants themselves create the issues and it will be difficult for the landlord to address/correct the issue without cooperation from the tenants.
- When is the city going to stop cutting the throats of small landlords who are huge reason there are rental units in this city to begin with. This is nothing more than another money grab off the backs of the people that will 100% be passed on to the tenants who are already struggling to pay rent. How about you work with landlords and cut the red tape allowing property owners to legalize units if they can achieve reasonable fire separation. Keep pushing and charging ridiculous licensing fees against the rental supply now and tenants will pay the price, every rental unit sold and purchased for primary residence is a rental unit lost forever. I have dealt with the city on numerous occasions and it is insanity at the requests and regulations. Zero wonder why people don't want to deal with you. You guys can't stay on top of your current work load who's going to look after and enforce all these new licenses? I've had to apply for items to be looked after by numerous building department regulators.. .2plus years later I'm still waiting for replies. Why

don't you all focus on staying in your lane and looking after the items already on your plate.

- Licensing will not encourage the building of more residential units. Landlords should not be legislated to provide low cost housing that should be the job of government.
- The City never responded and has not cooperated in a request I made some years ago to pick up and empty 2 garbage cans.
- My concerns are many. The province of Ontario is very anti landlord and the province and municipalities do not see how this is affecting housing stock. I have already sold one of my 3 rentals which are very affordable because I bought 32 years ago and carrying costs are low. My concerns are the risk of getting a bad tenant and loosing my entire life savings. Also the increased costs of running a rental business and not being able to increase rents. Kingston has added to operating costs with a 2 % hospital levy, a 3 % affordable housing levy approved, and now the cost of Landlord Licensing is looming, but my rents are locked in low. I am taking the loss out of my Canada Pension. Thus, I sold one rental house which was at \$1,079.33/mth plus utilities and it had housed a family for 15 years. Gone forever. My duplex fell vacant and I am going to sell after converting it back to a Single Family dwelling. The three bedroom was \$1,178.96 inclusive, and the 1 bedroom was \$1,214.40 inclusive. Both gone forever. It is too risky with rising costs and no way to raise the rents and the Landlord Tenant Board backed up for hearings 8 months or more to get a hearing. Now the City wants to charge for licensing and demand renovations with no way to add the costs to the rent. The number of "Granny Suites" you are going to find is huge. Will these Landlords sell and take their units out of the supply or choose to upgrade, with no way to recover costs? Can these upgrades be done with a sitting tenant or will the City trigger a high number of renovictions to comply. What number of lost units are you estimating? What about the repairs and upgrades for legal secondary units? Under licensing, the City will demand upgrades but the owne, again, cannot add the costs to the protected rents. My units are empty so I could now add the costs to the rents. But the new rents will be unaffordable to cover my costs. What if full rent control is implemented by the Province like we had in the 1980's? These policies make it impossible to run a rental business or any business. Recently the City asked me to upgrade to a Secondary Suite and it is very complicated. I was shocked to find the City wants a bicycle shed! This is just going to add to the rents. I've only had 2 bicycles in 32 years of rentals. Every policy implemented seems to add to the rents which are already unaffordable. And with rent control, the increase costs are all added to the new tenants rent which results in my 3 bedroom, 1 bedroom and whole house all being about the same rent. We have created a case of the new tenant subsidizing the rent

protected tenants. Landlord licensing is going to make this situation worse. What about the landlord who has all their rents locked in low? How will they afford to keep going with the added expenses associated with Landlord Licensing. Kingston, along with the province of Ontario is hemorrhaging small landlords as they leave the business. I will be selling my last property in the spring and getting out of the Landlord business. I did what I was supposed to do by preparing for retirement. I'm out! Three really affordable units lost forever. I recommend that the City of Kingston stop creating policies which make the rents go up and instead start encouraging small Landlords to invest in the rental housing business. Landlord licensing seems to be more about getting votes by placating the tenants rather than solving the housing crisis. I Quit!

- Primary object of exercise must be to encourage small landlords/home owners to continue providing rental accommodation. Use enforcement to encourage not penalize. Our housing crisis is not safety, it's availability AND affordability. This must be the stated and measurable benchmark for the program not 'safety and security' which are feel good buzzwords but not imperial.
- Note question 6 are all common issues but issues regarding maintenance, property standards etc get addressed promptly with local property management
- I feel that a rental licensing program will not do anything to address the current issue in Kingston, which are a lack of supply and inflated costs. In fact, I believe it will negatively impact both. The only people who will be affected by licensing are small time landlords, who for the most part are the ones offering fairly priced, well maintained units. These landlords will likely decide not to rent anymore, thereby decreasing rental supply. Additionally, larger landlords and real estate companies, as well rentals managed by property management companies will either not need to comply, or will have the resources to pass these costs to tenants, thereby increasing rental costs. Currently, the near monopoly on rental properties, particularly in Sydenham, by these companies has already led to the outrageous rents we are currently seeing in Kingston. I come to this issue as both a small landlord and a parent of a child renting a property in the Queens area. As a landlord I am shocked at the behavior of some rental companies/landlords. A licensing program will not address those issues, nor the lack of supply, and I believe city resources could be put to far better use. I would be happy to discuss this more or become involved in a working group on the subject. Thank you.
- It is important that we identify the rental properties which do not meet the building code. These are the locations that should be addressed. If we use current codes and standards and insist that landlords meet these obligations, we don't need to have the costs of administering a licensing program.

- I am concerned that we are letting too many rich outside landlords buy up all the property downtown and gut what makes the city a great place to live. I own one rental unit and I live next to it I have had a great relationship with all my tenants because they are my neighbours and we care about the community together. I worry that your program is intending to help but will most likely make it hard for small landlords like me to get started while benefit in the large players who in my opinion are causing more of the problems by not being invested in the places they rent.
- I am concerned that this will greatly decrease affordability for tenants. My rents are all below market rates. For example I have a house in the Fruit belt that I rent for \$1700. If this is implemented I have to seek ways to have them absorb the fees.
- We have been a responsible good landlords and have very good relationships with our tenants. We believe that the licensing proposal punishes good, small landlords because of the bad behaviour of some landlords. It would be better to have a mechanism to encourage the poor landlords to be better landlords and citizens. Thank you.
- The landlord gets no respect in the public eye. Many tenants know the game, and the cards are stacked against the landlord if anything goes to court
- these questions are all leading and assume that we move forward with this ill-advised proposal. My concerns are mainly that this poorly thought out example of over-governance will be passed
- Cities should be lobbying the provincial government to improve the Itb backlog and make laws fair for landlords so that more units can be made available. Allowing tenants to not pay and destroy property is causing small landlords to sell. It's a real problem. The Itb rules are creating lawful stealing, how is that right? If I stole from a store, I would be arrested
- all of the concerns ion # 6 above aren't concerns if you are a responsible landlord., and wouldn't be if tenant adhere to the rules and respect for the property and surroundings. This won't happen until there is proper timely response to landlord issues We can't pass on the licensing expenses to the tenants directly. The advantage to licensing is affect the vulnerable populations positively. Landlords are already reducing units for housing stocks because of the above issues - this will stop when we have proper recourse to respect our rights. Rent control with more cost of living increases allowed, would be a good start to prevent landlords using their only recourse to get rid of bad tenants which is by selling, and will disccourage them selling which is the only way to keep up with increased costs to allow us to increase rents,.
- I am most concerned about the quality of rental housing available to low income tenants. And now the consequences of requiring improvements which could

permanently displace long-time tenants from their homes. The city needs to ensure that property standard upgrades do not result increases in rent or displacement of tenants.

- The wording in this questionnaire was not always clear, and the answers could be skewed depending on which way the question was interpreted.
- I have no idea why this is being considered? And why for just some places - if you're going to do it, do it for everyone.
- The final question is insufficient as I'm BOTH concerned that we do not have enough rental units AND that too many existing rental units are uninhabitable/dangerous due to structural issues or cleanliness issues like black mould
- I cannot meaningfully rank Question 7 items because they are not applicable to our situation. In the past, I rented rooms in my principal residence mostly to mature students, which I stopped doing during the pandemic. Now, I and my three permanent housemates are doing seniors co-living. We all seek to avoid spending any of our remaining decades in institutional care. Instead, we are committed to helping each other through the vicissitudes of aging. When one of us gets to the stage of needing help beyond what we can collectively provide, we'll pool resources to hire part-time support workers. The key difference is that they will be chosen by and report to us, not to some anonymous corporate manager. That will empower us to maintain our autonomy. While CRA would consider me a landlord, we're absolutely non-profit, with all rental shares devoted to maintaining the house and adding access features as we need them. All decisions are collaborative. This model, while unusual, increases housing availability and quality of life. I submit that non-profit housing arrangements should be explicitly excluded from your proposed bylaw because it will add no value while adding unnecessary costs and administrative overheads, not to mention potentially invading participants' home privacy.
- Whatever this residential landlord license is, it is not helping to lower the market rent price, it doesn't help the landlord collect the rent ontime, it doesn't help landlord to find the best ideal tenants to live in the property.
- support for the landlord needs to be addressed, the tribunal is very weighted to the tenants and I believe is creating more issues for the tenants ultimately - cost will be passed along. I was at a presentation by the city regarding the license, and don't feel that it will offer any help. Landlords are held to a standard, and I feel that we also need to hold a tenant accountable to make all of this work
- I am very concerned that existing vehicles regulating property standards are not adequately enforced, and that the proposed licensing will only add another layer of cost which will ultimately be added to already high rents, reducing affordability and discouraging small landlords from renting out their properties.

- I'm concerned about this survey's design. There is no option for "not applicable" or to otherwise disagree with the question. The "availability of units" doesn't apply to landlords in any way I can understand. There is a lot of suggesting/leading responses built into this survey. It seems the City is looking for specific responses and using this survey to get them, in order to support the new program.
- So many issues here. The perception is that the landlords have all the power. But the reality is very different. The owners get hammered in the LTB, through bureaucratic and untimely evictions. The behavior of some tenants and the state they leave the properties they live in, at times is just appalling. Many of our owner clients who have been dragged through this process are owed tens of thousands of dollars in unpaid rent, and have staggering remediation/repair costs between 10,000-\$30,000. No-one ever sees this as a health and safety problem, but the state of these properties (after being so abused by the tenants) is a real public health and safety issue. We have dogs locked alone in basements for months, and locks changed by tenants so we can't even get in to inspect, no deposits available to remediate tenant damage or unpaid rent, well paid tenants living in million dollar homes and only paying hundreds of dollars a month in rent....the list goes on. The result is as a Property Manager I am unable to rent to anyone who has even a whiff of unreliability, even if I really want to help them. This affects marginal groups, like the working poor. If the City could give the landlords/property managers some power to enforce reasonable standards, it would go a long way to improving the whole sector, public health and safety, and the look of Kingston too.
- There seems to be very little actual rationale for this licensing initiative. The City has many by-laws to protect property owners and renters across the City - including many that could address the stated concerns for rental properties that I have read about. Why are we going to fix something at great cost that just is not broken.?
- technically i am a landlord. besides my family home, i have 3 other properties. 2 of those properties contain 2 units. all 5 of those unites are rented to family members at a below market rate as these family members would be classified as poor or working poor.. with the doubling of interest rates over the past couple of years, i am no longer breaking even. however, since they are family members, i don't feel that i can raise their rent as they can't afford it..... or certainly evict them. if the city were to impose some sort of residential licensing fee --- i would likely have to sell all three properties and get out of the rental business. there is a housing crisis in our area. it doesn't make sense to me for the city to make it more difficult for people like myself to provide affordable housing. any expenses



passed on to landlords, would need to be absorbed by the tenants. this is madness.

- I know more than one person who has empty basement apartments who are afraid to rent them out due to the horrible mess at the Tribunals and general red tape. The fees just further discourage them. Don't put further barriers in front of them. we need more housing. Also, all fees will be passed on to the tenant at some point or another.
- We do not need more government interference. There is enough rights for the tenants already almost to the point of its not worth being a landlord.
- If this fee is brought in I will likely sell my remaining units. Little or no rent increases in past 4 years with huge expense increases. Not worth doing anymore
- No but I could not understand question number 8.
- seems like this will just add more cost with no added benefit. biggest issue with rentals is the long waits with the LTB for both tenants and landlords, which is a provincial matter.
- Please not more regulation of the private market.
- I think these costs will mostly be put on tenants or make landlords sell their properties depending on costs. Also a fear of higher costs with renewing mortgages, now that mortgage rates have increased drastically.
- I would like to add an additional rental unit to my property but since the property is on septic the costs would be prohibitive as this would require an upgrade to the system.
- Overcrowding housing not designed for many occupants will destroy stable communities. Replacing traditional housing with ad hoc higher density housing will further erode stable communities - There should be a City Plan that is adhered to in the interest of protected what we have, and developing for the long term future.
- Why has this even become an issue? Yet another example of the government interfering in private lives! and looking for a money grab!!
- Given backlog via Landlord and Tenant Board, Tribunals Ontario the fact of the matter is that tenant rights dominate financial landscape of landlords. Been unfortunate with purchase and inherited "professional tenants" who used City of Kingston bylaws (and our property tax \$\$) to cite every by law possible with intent to harass new property owners.. With rising interest rates, insurance rates and maintenance costs becoming less and less interested in retaining rental properties. Currently provide three units to rental market in Kingston.
- Residential licensing is a big waste of time and money. There are already laws in place to deal with issues of substandard residential units, namely property standards bylaws. Spend the money if you must on a tenant education

campaign. 80% to 90% of landlords are responsible and act to deal with tenant concern in a responsible and efficient manner. 80% to 90% of tenants know their rights and how to deal with the 10%-20% of sub-par landlords. (5% of tenants know their rights so well, they know how to soak the system, especially given how the Landlord and Tenant Tribunal is broken, which only benefits tenants) Why put in this bureaucracy to deal with a problem created by a small number of landlords when the tools are already in place. One has to wonder why there isn't a City bureaucracy created to deal with bad tenants, I can assure you there are more of them than bad landlords.

- Concern no added value will come of the program. It is likely no different than the Short-Term Rental license program that I suspect is only costing the Kingston tax payer with little to no benefit to our community
- What are the fees really going to be spent on?
- Major delays at the landlord tenant board forces landlord to not take any chances with tenants and to demand the highest rent possible. Is there something the city can do to lessen the burden of the LTB?
- The RTA and LTB needs to be in support of rental providers, eliminating losses and bankruptcies due to lax tribunal outcome.
- I am concerned about the costs associated with the program that are not included in the fees. These could include the costs associated with getting dimensionally accurate floor plans for each unit, secondary reports required for licensing, etc.
- The concern may not be licensing but implementation. Fairness will be the big concern. Building inspection and bylaw will be a nightmare. Landlords will be targeted and available housing will be affected. Regulatory burden is real.
- This questionnaire is poorly designed. My concerns are that landlords will inflict this cost on the tenants in an already extremely overpriced and unaffordable market. With interest rates where they are landlords have already had to increase standard rents to make paying the mortgage on the rentals feasible. Adding more taxes limits our ability to charge fair and equitable rent. This will not affect the well off students whom can afford their rents, but will unfortunately impact the local lower-middle class Kingstonians negatively. We should be aiding landlords to help make rent more affordable.
- Particularly in a housing climate/economic climate such as Canada (and Kingston/southern Ontario specifically) continues to experience, margins are very thin for all parties on both sides of the residential rentals transaction. Making it more restrictive for low-scale residential landlords to operate will only disincentivize them and may contribute to an even smaller supply of decent rental housing options.

- They will impose expensive standards which I can't afford. I have put considerable money into my unit with a new heating and a/c system, hot water tank and insulation. I will be installing new flooring next year. I can't afford split utilities and larger egress (items I suspect I'll be asked to add).
- A licensing program will either have no impact at all, or reduce the stock of rental units available for people to live in, at a time when many people are finding it very difficult to find accommodation and costs are rising unsustainably. Any cost of the program imposed on landlords will be passed on to tenants, directly or indirectly, as a matter of economic fact. The above question betrays the misunderstanding that there is a possibility it might not. In any market there will always be 'marginal producers': people who are renting out a basement unit or in-law suite but not quite sure if the rental income is worth the cost and hassle and wear on their property. Any incremental increase in cost will tip the balance of cons versus pros for small-time landlords in this situation and they'll take the unit out of the rental housing market and use it for short-term rental (ie. AirBnB) or not bother renting it out at all. Therefore, a licensing program with an even modest fee to landlords will by definition lower the stock of rental housing below what it would otherwise be. There is not a common problem in the City of Kingston with poor quality or dangerous homes, but there is a lack of affordable housing. This program would make the more dire problem worse. Moreover, if there were people living in unsafe rental accommodation, the best thing to help them would be to increase the supply of alternatives so they could move if their situation was not satisfactory. This program would do the opposite. The less supply there is, the higher rents will be, and the more desperate tenants will be to tolerate substandard accommodation. I don't know landlords who rent out units they know to be unsafe or not up to code and never encountered that myself as a renter in Kingston, but if there are such characters, a program such as this could also potentially offer incentive for them to take their rental 'underground' and rent it to tenants for cash without a formal tenancy agreement, putting folks in an even more precarious position.
- If the city wish to find where are the dangerous units, that is fine, but all my properties have been transformed into legal duplexes with city permits and inspection from the city. The city have issued an occupancy permit for all of them. I do not understand how this new policy would be beneficial to me.
- We are deeply concerned that the City of Kingston is considering this boondoggle at a precarious time in the resident rental market. High mortgage interest rates, skyrocketing insurance rates, continually higher property taxes - all are completely forcing out some small landlords and encouraging others to start downsizing significantly. We alone have sold 4 single family rental homes in 2023 - all of those are now owner-occupied houses. More of our rental properties will

go on the block in the next year as the current mortgage rates of between 2- 3% jump to over 7% at renewal while the annual rent increases hover at 2.5%. We are not the landlords that the reasoning for rental licensing would target yet we would be subjected to an administrative and costly nightmare. The city has tools at its disposal now to address the property standards issues by the few landlords who take advantage of their tenants and disregard bylaws. And, if the city believes that licensing is the most effective way to create a registry of rental properties in the City of Kingston, we wonder why it doesn't create an actual registry that includes basic property and unit information. This type of database combined with information from the city's tax department, MPAC, Utilities Kingston, etc will provide an overview of the actual number of rental units in Kingston so leaders in our community have factual information to access when decisions on housing needs are required.

- The city needs to enforce the current laws and bylaws. Licensing landlords will not help at all. Problems with rental properties are with bad landlords (so enforce the bylaws for their properties out of compliance) and bad tenants (so enforce the bylaws for those tenants out of compliance). Adding bureaucracy and fees will change nothing. The city fails to pick up garbage or recycling put out by tenants, or leaves the empty bins literally in the road.... and city enforcement of your own staff fails to change this. Note that it is the city that fails to enforce noise bylaws (this is not a landlord responsibility). We select responsible tenants, and they are disturbed by the behaviours of tenants in neighbouring properties and lack of enforcement by the city. Enforcement can't only be at major events - make it the norm.
- I have a major concern with housing availability and affordability. With the enormous increase and plans for immigration, the exploding increase in international students, the current limited supply of housing, with the large reduction of new builds (due to policy, backlogs, and current economic state), the city of Kingston (as much of Ontario) is facing a large housing shortage. This shortage with increased population is already leading to affordability issues. Though I believe a landlord licensing program would be beneficial for tenant safety and standards of living, I believe we first need to develop a plan for the upcoming housing crisis, immigration, student/temporary visa issuance. I think a licencing program will further hinder the housing supply, hinder the landlord tenant board that is already facing 8-12month backlogs, and scare away potential investors who will look to buy elsewhere. I think the city should be more diligent on coming up with a program to influence investors and increase the supply of housing in Kingston/Ontario. Introducing more policies during our current housing issues will have a negative effect on the city

**Q17: Do you have any additional concerns about residential rentals as an owner resident?**

- City Hall red tape and bureaucratic slow pace.
- Landlords should be licensed and regulated by the municipality to the fullest extent available to ensure tenants rights are protected. Short term rental landlording in otherwise regular supply housing should be banned outright.
- Licensing can be useful as long as the fees are reasonable and affordable and don't act as a barrier. (Licensing should be a barrier to bad landlords, not landlords seeking to make ends meet by renting out a portion of the home they live in)
- I am concerns that short term rental like Air BNB units are not held to the same requirements as hotels and motels and thus it is unfair competition. Whatever a hotel or motel must do (inspection for eating facilities, fire inspections, insurance, business license etc.) short term rental units also must meet and pay the same fees. Make the playing field for competition the same, and protect renters so the deaths we have seen in Quebec don't happen here.
- Yes, what about owners of rentals who do not live in geographic area of rental unit(s)? Is this an issue or concern that should be looked at?
- We need to BAN all short term/shadow hotels. Enact laws making it completely prohibited for anyone, individual or corporation, to own more than one property used for "air bnb" or any other short term only rental schemes. Owners MUST be required to occupy any residential unit used to rent. Corporatization of residential housing is what is killing the dream of having \*any\* home, let alone one owned by the occupant.
- The conflict between valuing the downtown area as a place of architectural interest and the actual state of disrepair and poor maintenance should be addressed. Downtown taxes are high. The residential landscape is shabby. Complaints-based vigilance places any repercussions at the doorstep of the vulnerable neighbourcomplainant. City pride is at the whim of students and absentee landlords.
- The majority of the rental homes in Calvin Park is so obvious, specifically on [REDACTED]. Lawns never cut, garbage all over the place, outside of house in poor shape such as roof, siding. One house on [REDACTED] is in such bad shape with so much garbage, nieghbours have encountered problems with rats and odors. They now have to pay for pest control. The grass will be cut, the garbage will be picked up but then it is the same thing over and over again...such a shame.
- Absentee landlords or landlords whose primary residence is NOT in Kingston and or who bulk purchase units.

- Stop legislating things to death
- Sub-lets and AirBNB as sub-lets in residential neighbourhoods as these can lead to loss of control for the landlord whether this is a suite within a house or a whole house. Licensing should ensure that standards are set and maintained both for the landlord and the tenant(s). Residential landlords that rent out suites within their property should guarantee off street parking to the registered tenant as required to ensure streets are not congested with extra vehicles. A license is a deductible business expense and should ensure the landlord has separate visit rights to the tenanted property to conduct any site specific inspections directly related to the city issued license.
- single family home conversions that do not have sufficient parking because homes were designed for SINGLE FAMILIES (!!!) - results in tenants parking on grass around the house, on medians between sidewalks and street curb - both causing mud pits, destroying grass, across sidewalks (needing to walk AROUND the parked vehicle) or on the street. EVERY residential unit with 2 plus bedrooms or two adults tenants should come with 2 parking spots. also lack of upkeep by tenants that should be ultimate responsibility of landlord - grass mowing, garbage blown by wind, furniture left outside. allowing SFH to be converted has taken away housing stock for starter family homes. we need more PBRs and limits on how many rentals a single landlord can manage...also, tenants not always aware of their rights \* (e.g. leaving rental in broom swept condition, lawn and snow removal landlord responsibility, allowing pets etc). biggest concern is the SAFETY of tenants - especially those in illegal basements with no safe escape route in case of fire
- The housing around me in Williamsville is rented to students . Most of the landlords hire property managers who seem to do very little from the point of view of a permanent resident. They could for example make sure that the garbage (which is huge issue) is put out correctly and come by the day after and make sure the blue bins etc are put away. ( I believe in some cities landlords are required to provide and clean garbage containers.). Rats, squirrels and raccoons have been a problem as garbage is put out for example the day the students leave town for Christmas and may sit for days. Snow removal and lawn care are other issues that seem to be ignored. Some property managers cut lawns , others don't. Rarely do I see any doing snow removal unless they are renting parking spaces. I have complained to a property manager about noise violations. His reply was "I am not the owner " ie: "not responsible" although he was the one who signed on the tenants. The owner lives in Toronto and I have no idea how to find out who he is.
- we have several homes currently rented on our street and we feel we would not have a good understanding as to how we would resolve issues which may arise

with tenants. if talking about airbnb's and short term rentals, we are concerned about the noise, turnover and lack of accountability for landlords when there is partying or frequent visitors to the property or questionable rental practices that impact the neighbourhood. or breaking fire safety regulations that put neighbours at risk, including number of people in the residence at any one time.

- We have experienced more and more theft in this area. It's becoming unsafe
- unregulated residential rentals, especially short term rentals such as AirB+B should not be permitted. short term rentals take capacity out of the housing market and add to the cost of rental ultimately
- Allowing multiple residential units in small properties creates absolutely havoc. Cars all o we the road, very low property standards. It's so unfortunate for those of us who take pride in our homes.
- Licensing can help both tenants and landlords be protected, weed out shadier landlords while improving the reputation and standing of higher quality ones
- Owners renting in the neighbourhood and the level of upkeep of the home is not the same as if the owner was living in the building themselves. Many cars for a property with not enough parking space, people are parking on their lawns. It's and eyesore!
- I am more concerned about the proliferation and lack of enforcement of existing rules around AirBnB as a driver of high rental costs, the lack of meaningful taxation of landlords at all government levels, and the absence of any meaningful instigation and enforcement of affordable housing as a mandatory component of any new-build projects than I am about any of these issues. This feels contrived as a "NIMBY" initiative to respond to issues that are immaterial next to the very real issue of rental availability and affordability, which drives homelessness and any number of concurrent problems. I don't care about the city enforcing rules for "bad" tenants if the core issue is these tenants have to work three jobs to make rent and don't have the time or energy to maintain properties to city standards.
- Yes - I am concerned that real-estate investment groups will buy single homes and transform them into hotels. No concern for the impact to my neighborhood or anyone else's. Short term rental units & homes converted to rooming houses negatively change a neighborhood.
- I would like to see it made easier and cheaper to license rentals in an effort to combat low housing availability and high cost.
- The concerns I have about landlord licencing could all be addressed by implementing a progressive model. e.g. the cost for a license needent be prohibitive enough to remove unit from existing housing stock; adjudication processes can be prioritized and streamlined. Overall I believe the benefits of 1) knowing how many units we actually have on the rental market and 2) holding

small landlords accountable to protect tenants from poor property standards and unfair treatment outweighs the potential, but by no means inevitable, risks.

- I am concerned about short term rentals removing from long term rental and owner-occupied housing stock.
- Live on older street.green space is removed for more parking..removal of lawn..parking on street to main cars to one house..garbage 2 many bags no tags. Multiple units in single dwelling landlords should be charge extra with taxes and supply tenants with tags.
- More and more homes are turned into "multiple family home". These homes designed for most part as "single family home" are not well suited for large family (i.e, Parking availability, noisy area, etc...)
- Not personally...
- In my neighborhood there is a 5 bedroom house that is clearly rented by a construction company. It is occupied approx 40-50% of the time. The owner rents it out for approx \$3000 per month. 5 people or a large family could occupy this rental 100% of the time. With the current housing crisis in Kingston it seems extremely wasteful to have this property vacant so much if the time. And it's obvious that these people are coming from out of town to do work in Kingston area. It's concerning to me on a few different levels. One being the housing crisis we have in Kingston. The second being obvious out of town companies being given the work in Kingston. and the third being that these people could be staying in hotels or motels this contributing to the economy in Kingston, and freeing up a five bedroom home for residence to be living in.
- Robust and regular fire safety inspections should be required focusing on inoperative smoke detectors.
- it's easy to pass by-laws but the city is extremely weak on enforcement
- I personally believe that long term rental owner should be charge for a license and short term rental like airbnb shouldn't be allowed in residential area
- I believe that the [REDACTED] should be investigated. The amount of rodent infestation, bugs and lack of maintenance is affecting the home owners. Tenants are going weeks without proper repair to their appliances and/ or fire alarms. Tenants are over & under housed, grown adults residing in a 3 bedroom room unit and running a business out of it, is unacceptable use of city property.
- We need more affordable housing; not licensing fee's for rental units - that's just a cash grab.
- Previously lived in a rental with a massive mold problem. Luckily the landlords were super nice and accommodating about it. But I could only imagine the horror going through something like that with apathetic landlords. We require licensing



for health and safety inspections for restaurants, so I feel doing something similar for rental housing only makes sense.

- Kingston needs to regulate and provide affordable housing to address the housing affordability crisis.
- I am all for more residential units in existing homes if home owners want to do this. I do feel there should be enough parking for the tenant on the property and not on the street. I feel that there should be a limit of the number of people in the rental unit within a home (2 at most). I feel there should definitely be noise restrictions and partying at night should be limited as well as in the day. I fell neighbours of people who rent their apartments in their home should have the right to timely assistance from the city of Kingston if by-laws are broken. I fell that houses need to me well maintained and lawn mowed in any area of the city if you are a homeowner and water flow issues addressed and drainage issues as well. A neighbour has no right to pour their roof water onto your property so it leaks into your basement. Grading of land should not be allowed to be changed via installation of pools etc. The City needs to keep track of this. Water drainage by-laws need to be changed by the City so neighbours cannot put "big-o" pipes from their downspouts onto or within 8 feet of your property. All kinds of neighbours dumping water on our property in the west end on [REDACTED] and we cannot do anything about it. City by-laws with respect to dumping roof water or sump pump water on a neighbour (which our neighbour does on [REDACTED] Avenue), needs to be addressed. We have the right not to have a damp basement due to idiot neighbours who do not maintain their eavestroughs or downspouts who simply dump water from sump onto our property as pipe is within inches of property line. Nuts. You guys need to change by-laws to meet current standards to help all of us in west end who get water dumped on us by neighbours. This is a floodplain area. Lots of people in this area have this problem. fix it. change by-laws. Give us rights to not have water dumped on us. This is creating mold and danger in our homes. If tenants do this I'd have a fit. This is not the 18th Century. We know water needs to be drained away property from homes or you get mold and damage. Corruption at City offices is the problem.
- No. There doesn't seem to be a lot of residential rentals in my neighborhood. I used to own a home [REDACTED] in Sydenham Ward and there were a lot of issues there.
- Very concerned about the number of homes owned by one or very small number of landlords that are in disgusting condition and are dangerous firetraps, as well as being eyesores and mini garbage dumps that attract vermin.
- Neighborhood may degrade if tenants and landlords do not keep the rental property well maintained. Home owners homes may lose their value. Pets that are not kept under close control by their owners may be injured or hurt others.

- Yes, the city tried a licensing project before and it failed badly. I currently live between 2 rentals that are not looked after ever. The smell of dog feces is so bad in the summer from one house you cannot sit in the backyard on hot days. Students are now moving into our neighbourhood because Queens and St Lawrence increases enrolment. The infrastructure in this old neighbourhood can not handle the increase in population. The crime rate has increased so much I'm afraid to live in this once beautiful part of the city. The city does not have enough enforcement officers to control property standards currently, nothing will change. Kingscourt appears to be the new dumping ground for homeless, young adults with mental health issues and now you wish to increase the rental spaces. Shame on all suburban west and east enders.
- I believe this would allow people to feel safer having small landlords accountable for safety of units. Having routine inspections is good for tenants and owners living around rental properties.
- There is not enough coverage for landlords. Not enough rights already. Charging another fee is not going to fix the issue and only cost the landlord more money.
- The following items are must haves and must pass a verification process:  
Mandatory rent-g geared-to-income units and deeply affordable units Ample Sound proofing between floors, ceilings and shared walls, measured by city staff In unit heating and mechanical cooling (mechanical cooling must be treated as important to a unit as heating) that can be controlled by each tenant Must have good indoor air quality Fire safety and escape Fully accessible units (maybe city can create a loan program for landlord assistance/incentive?) Permanent rent control and profit caps In unit laundry washing and drying machines and access to outdoor clothes lines where possible In unit appliances fridge and stove Independent (non-shared) duct work for each unit A window that can be opened in the bedroom(s) and living area Flood and sewer back up precautions Timely and proper snow and ice removal Rapid pest response and control Unit information package(s) prepared by the city with points of contact info, basic home maintenance references and resources, fire safety references and resources, public transit info, local bylaws, etc. This would help people living independently for the first time Proper outdoor lighting City staff and fire services performed inspections every 6 months (winter and summer) An anonymous "tip line" a phone and online place where tenants can submit anonymous complaints about their units and or landlords to the city City collects and publicly reports anonymized human rights-based Ontario Human Rights Code data in an effort to spot any potential trends of landlord discrimination or unintended exclusion trends that disadvantage people who are to be protected under the Ontario Human Rights Code. Licensing fees can be born by the landlord and must not be passed on to tenants. If a landlord is unable to afford licensing (and any other)

fees this would indicate that this landlord would not be capable of managing and maintaining residential units at all. An annual city report made public on the types, severity and frequency of: complaints made by tenants complaints made by landlords maintenance and repair calls resolution of maintenance and repair calls violations of rental agreements by landlords and tenants

- Get the airBnBs out of the neighbourhood, allow taller apartment buildings, and limit how many units one person can own.
- Small landlords do not need licensing. Adequate rental units and a low vacancy rate will force bad landlords to clean up their act or move out of the market. THIS IS A SIMPLE SUPPLY AND DEMAND PROBLEM. Leaning on small landlords will make this problem worse.
- A licensing program would place an undue burden on small, individual income property owners, particular those who may own one or two single-family dwellings. Any licensing program should be scaled to the capacity of the landlord, for example, applying licensing requirements only to larger, multi-family dwellings.
- As has been reflected across the country, short term residence (< 30 days) properties generally cause harm in the community. These involve many of the issues outlined above. However, given the postsecondary sector, medium term rentals (> 30 days but less than 1 year) could be useful to support visitors to Queen's, students needing to finish a single semester, etc. I hope that this aspect of renting is not overlooked or confused with holiday rentals.
- rental properties often have illegal units, are over crowded, not maintained and unsafe. A way to improve knowing which properties are rental properties, ensuring they are to code and meeting safety standards is important to the safety of the renters. In addition, if landlords are afraid of rental licensing, it is likely because they are providing substandard rental conditions. Rental properties should also be taxed as a commercial property because that is what it is. Single family homes or duplexes should not have the same amount of tax as a rooming house that charges \$900/bedroom and has 13 bedrooms in it. They require more services, more strain onto the sewers and water systems, therefore should be paying more in property taxes.
- I hope the licensing system will deal with the issue of short term rentals, such as B&B.
- The bylaw about burning is not enforceable. People are having bonfire in suburban areas causing smoke to enter others homes and sparks to mark vinyl siding. It seems unenforceable because of the perception of the "rights" of the offender.
- AM The number of Airbnbs in the area with transient populations.

- The worst law is one that cannot/will not be enforced. Making another regulation is fine if effectively enforced. Problem landlords could care less unless the City spends the money to strictly enforce the law and effectively pursue those who violate it. This applies anywhere in the city.
- I don't understand what this means: "Licensing enforcement is limited by court and tribunal timelines" so I am reluctant to answer. Of course the licensing pilot can't do everything, but it could more proactively help address some issues related to fire safety and livability of housing. I also think if the licensing costs are small then they hopefully won't be pushed onto tenants. I also think the city can proactively address landlords from removing units from existing housing stocks by implementing a vacancy tax and other incentives to keep housing in the housing pool.
- Lack of enforcement of parking bylaws.
- I am appalled at how landlords do so little to maintain property standards in my immediate neighbourhood. As a result, there is a significant deterioration of the neighbourhood since I moved here over 30 years ago. Increasingly these rental are to students.
- 1) Kingston's housing stock is a collective asset of our City; properties being used as income generators are more likely to fall to disrepair than those being treated as homes. 2) Having an inside understanding of our housing stock will help us to better understand the rental situation, to ensure that housing is safe and extra bedrooms / units are not being shoehorned in.
- I think licensing should be required for short-term rentals (such as airbnbs) that are used solely for this purpose (e.g. not a home owner's primary residence). This will hopefully discourage the purchasing of homes for use as commercial properties, which is increasingly becoming a problem. However, for long-term rentals, I think it's much more important to ensure landlords and tenants are both being treated fairly when it comes to safety and well-being. If licensing fees are going to ensure the former, than they are necessary. If not, they will cause unnecessary barriers to an already limited housing market without any benefit to either tenant or landlord.
- Yes. I am very concerned about the frequent fires, drug dealing, and overdose situations in the decrepit rental properties owned by notorious slumlord [REDACTED] [REDACTED] I realize he rents to tenants other landlords avoid, but he takes their money, without providing them with a safe place to live. The City of Kingston needs to use its power to clean up this mess.
- This would be a deterrent for people to own rental properties
- I've rented from two landlords in Kingston—one decent and one so bad he should have been charged with safety violations. Some properties in my neighbourhood have had rats crawling around in the daytime and garbage not

cleaned up. Places are so badly kept they should have tenants. I am very grateful I was able to buy a house and avoid the slumlords.

- I think licensing should be specific for people who own multiple units and rent them out, as opposed to people, renting out individual rooms in their home. should also be tied to a municipal rent control, ensuring that fees don't just get offloaded the tenants. it must be enforced for to be useful
- I am lucky to be able to own, as I had many issues when I was renting. These included pressure to leave my unit once it was clear I was expecting a child; landlord attempting to prevent me from using small appliances; interest on security deposits never being returned; attempts to get me to pay for costs related to problems that had been reported to them (ie. high water bill due to a toilet running); inadequate fire alarms, and more.
- Adjacent neighbouring owner residents should be given the contact info of the landlord when a place becomes a rental. Our street which has young children suffered with renters that dealt drugs in the walkways, tattooed on the front porch and used foul language constantly. Informing the landlord could have reduced resident anxiety and rental unit damage immensely.
- People need safe and well maintained housing that is affordable.
- multi-unit residential rentals should not be allowed in single family home neighborhoods. The services are not designed for it and it causes transient activity and increase in criminal activity and theft causing safety concerns. Residential neighbourhoods should be owner occupied homes only!
- The fact as an owner I have no rights compared to my neighbors who rent, the city has abandoned us when we have issues regarding noise, garbage and overcrowding.
- As long as neighbouring landlords treat tenants well and tenants have respect and concern for the neighbourhood we are ok where I am at but not many owner occupied homes near me compared to rentals
- I'm FED up with slum lords and tenants!!!!!!
- Licensing of a property shouldn't mean that that property is not maintained at a comparable level as other
- Mostly concerned with tenant noise and upkeep of residential rental properties.
- Some questions did not give the opportunity to say not applicable as some are not applicable for a homeowner not renting My greatest concern re the availability of parking An excellent example of this issue is to be found on [REDACTED] where commercial vehicles cars from renters and cars from staff often bring traffic to one lane There has already been one accident in that particular area There has been a violent fight regarding parked cars due to

renters not having room to park If people wish to rent a portion of their home they must have a parking spot for the renter

- My main concern is more single family homes becoming rental units. I find the city isn't focused enough on working with residents to add income properties to rural homes. If there was an incentive or preapproved designs, I think more people would consider it to off-set rising costs of living.
- I don't think that another license fee will accomplish anything good. Only another money grab by our city.
- I was contemplating turning my basement into an affordable rental space, but not if it is going to cost me a lot of money to make it legal and then licensing fees on top of it. The rent I would need to break even would be higher than I would feel right charging.
- I see this initiative as a waste of taxpayer resources and an increased cost to landlords -- a cost that will be passed on to tenants in the form of rental fees (given, in our area student tenants predominate and rental rates can be reset with every change in tenants)
- This past year 4 buildings burnt down within walking distance of my home. These were known, reported problem houses and the city did nothing. People were killed, kids were scarred, families left homeless. The city did nothing. Before adding another layer of regulation I would like to see the city promote and engage with, communicate and enforce the bylaws if already has in place. Property standards is incredibly hard to navigate, so that the most vulnerable people who need it can't navigate the system, the LTB has Backlog. The city isn't using the regulations it has on its books. Why will more help?
- License for landlord is a good idea
- Yes. Property owner are not maintaining their rental appropriately. Garbage gets left on the lawns. Regular maintenance is not performed. Mostly licensed professionals are not used to do work on properties. Rats and other rodents are not regularly dealt with. There are too many cars for the available spots. Tenants need to be told to not bring cars if there are no spots.
- Too many overpriced units, absent landlords, overcrowded houses. I support the licensing of rentals and rent control. Rent needs to be less expensive, short term rentals should pay higher fees/tax to support the need to build more low cost rentals due to the unnecessary greed of the short term rental owners.
- Property standards needs to be a high priority in addressing the overall safety and maintenance of existing residential buildings, both inside and outside of buildings. If property standards are upheld then residents/tenants have the ability to rely on the City to enforce where there are concerns as per the Property Standards Bylaw. The PS bylaw includes buildings in disrepair, plumbing concerns, structural soundness, habitable spaces, disconnected utilities,

door/window repairs, egress, electrical services, garbage disposal (reduces infestation issues), heating systems, occupancy standards, etc, etc. Most concerns stem from the lack of property standards enforcement. Introducing a residential rental licensing program does not address the PS Bylaw.

**Q25: Do you have any additional concerns about residential rentals as a renter?**

- Cost need right equal to what your renting
- Housing has been one of the main stressors in my life since moving to Kingston. I really did not expect the situation to be so bad. It has seriously discouraged me from making Kingston a long term home.
- there are soooooo many slum loads in kingston it makes the whole city look bad. they get away with not helping people by having accessed all local lawyers so that when a tenant goes to tribunal they cannot get a lawyer and must settle to self represent or get the free one for low income. there should be an inspector we can call to report and then they just fine the landlords for any work not dont in reasonable time frame..... these fees would pay for the inspector.. licensing could prevent people from buying up all the properties and not taking care of them. especially if the owners are out of country and dont have best interests of residents in mind. Properties owned by organizations are properties individuals cannot purchase so they shouldnt be able to make huge profits off of de stabilizing the housing market. caps on rent should occur and only those who can submit expense forms that require ability to extra costs to be passed on to renter.. right now rent is not regulated in a resident friendly way
- Passing on having enough affordable housing to the private rental market is not a solution to the housing crisis. Landlords are in for profit and will always act accordingly and screw over renters. Kingston needs to take responsibility for having enough rental units geared to income.
- Tax Airbnbs as commercial properties
- Minimum standard for maintenance and repair
- Affordability is the main concern. Working class can barely afford rent in the city nowadays
- I feel that there are likely 2500+ illegal and non-conforming units in the city (eg not legally zoned duplexes, or mother-in-law suites being rented out) in the City of Kingston. Passing a licensing rule would likely affect a MAJORITY of these units that currently house people, and may force a lot of us renters to find new market price accommodations and create a huge rental crisis on top of what we are currently experiencing. This will be an absolute disaster....
- There are many very bad, very expensive rentals. The city needs to find ways to prevent landlords from passing on the increased cost of borrowing onto the most vulnerable. Landlordism is not a right and should not be encouraged.

- There is not enough units available in Kingston, and thus the price is too high for rent. Until more units come available, there is nothing that can be done to decrease rent and improve renting conditions. There are many (monetary) perks available for homeowners, whom also get to benefit from house value increases, but nothing available for renters. The city should consider renters as a vulnerable part of the population.
- If the landlord passes the cost onto me the program is absolutely useless
- Being evicted
- Lack of accountability to renters and the City. My landlord in particular has multiple unanswered Orders against his company from the City, but he continues to neglect problems. A \$500 AMP is not enough to 'encourage' him to complete thousands of dollars in (any one) repair(s). By Law enforcement officers are limited by the current complaint-based system- they cannot act to remedy serious situations without being invited in by the LL or the tenant. Many tenants in Kingston distrust By-Law officers- they are perceived as extensions of the police force and many are unwilling to 'rat out' their landlord or even make contact to get help with things like pest control and other property standards. Keeping the burden on tenants to continue following up with the by-law enforcement officers to proceed with investigations is indeed a burden, and potentially limits the effectiveness of the enforcement officers in their ability to resolve the situation or prosecute the landlord if necessary. Tenants in Kingston actually have a difficult time accessing legal help- Legal Aid resources are split between the over-burdened and under-staffed KCLC, and the seasonally-available Queen's Legal Aid Clinic. This leaves lots of people without help- people who often really need assistance not just with representation at hearings, but to understand the language and processes used in the provincial tribunal system. Also terrifying is the price of rentals in Kingston when compared to social assistance maximums for OW and ODSP, nevermind the housing allowance. Many many landlords use discriminatory language in their rental listings- this is a consistent barrier to many renters when looking for new accomodation, especially non-students.
- In properties where the renter pays for electric (ie heat via electric base board heaters) the property owner should be compelled to upgrade existing windows, doors etc to current heat loss standards.
- short term rentals should be classified as commercial properties paying appropriate proprty taxes in line with commercial apartments buildings
- Licensing is worthless without standards. Make prospective landlords take education and pass an examination on the content of the Residential Tenancy Act before they become "investors". You cannot run a business without learning the books.



- It is impossible to rent in Kingston. I can never leave my apartment even though it has now become too small for my partner and I as it is less than half the price of an apartment of the same size in a worse area of Kingston, plus we have a good landlord right now and don't want to risk getting a terrible landlord, which Kingston is also famous for. Not to mention the average cost of a studio apartment right now is \$1200-1400/month, and the city seems to have no concerns at all. There are three post-secondary institutions in this city and you have done nothing to ensure that there is still housing available and AFFORDABLE to the people who live and work here.
- I don't believe that housing should be used as an investment. Rents are far too high as is.
- Both my husband and I being on ODSP, having lived in our apartment for 10 years, if we lose our apartment there isn't even a 1 bedroom that we could afford. We are a family of 3. Renoviction is my biggest fear. We get along with the landlord but she wants to sell the building. Ending renovictions will help all low income families and give us a bit more security in our situation.
- It is bordering on inhumane to make "visitors' accommodation so available while so many who live here don't have a roof over their heads at all. S
- They are often unregistered units. So I don't have access to a mailbox and have to pay to put out a bag of garbage.
- Although tenants can't be evicted for exercising their rights, it's still a very big concern for many people especially in the midst of a crisis. If the licensing program is approved, it would be valuable to provide renters with information regarding their tenant rights in a physical format.
- Residential licensing, depending on implementation could be a great way to address the quality of housing stock in Kingston (especially in student housing). Kingston has a severe slum landlord problem, and even the "better" ones are still difficult to work with. While they get to sit on their property and make profits, while contracting out maintenance to property managers, every day renters struggle. With the growth of the student population, rents have only continued to get worse, and supply is not keeping up, leading to tenants having to bear the cost of the housing shortage. Something needs to be done, the consequences of unaffordable housing are getting more and more noticable day by day.
- Rental rates are too high and need to be brought down. Also NO POLITICIAN WHO OWNS RENTALS should have ANY SAY in this. They should not be allowed to vote on anything relating to rentals.
- Uncertainty when house goes up for sale about being evicted and not being able to afford a new place

- Non-purpose built rental housing takes family homes off the market and lines the pockets of some community members at the expense of others. Thank you for regulating this.
- When is something going to be done about fake name changes to try and raise rents or fraudulent repairs to try and increase rent immensely?
- I have been very fortunate to lease from very lovely landlords, however I am very aware that this is not the norm. I do think that a licensing system such as the one proposed could offer a measure of protection to vulnerable populations, such as students. It would have to be very carefully designed, however. It would also likely need to be executed in tandem with other measures, such as rent control.
- no need to add costs anywhere. there is NO gain here.
- The city of Kingston's approach to actually having affordable housing is completely twisted & wrong. If nobody can afford to live here in general, how do you plan to grow as a city? If people can't afford rent, food, gas at the least, how and why would you expect anyone to want to work and live here? If rent in Kingston goes up at all, even \$1 more than today's costs, then everyone who lives here will in fact move away from Kingston, taking valued taxes, income, spending habits etc with them to a city that is actually making things affordable not just to middle class, but to lower to middle class as a whole. Nobody wins when your tax payers are homeless! Ps. The city of Kingston has proven to be disgusting towards the homeless and severely lacking with real help towards the homeless.
- Currently dealing with a major water issue, this has been ongoing since April and Property Standards has been involved since September, as winter is approaching and this has still not been dealt with, I think Property Standards should be able to speed up issues with landlords, especially when you are dealing with a large developer and the city continues to give this developer more and more ability to build more expensive rentals instead of dealing with the rentals that are falling apart.
- I'm at the mercy of the landlord. They have tried to evict everyone in the building, but don't deal with the squatter and homeless people that make it into the building. As a single parent it is terrifying living in Kingston. The rent has outgrown the wages. I earn the same amount, doing the same job as my mom did in the 1980's. Why should anyone working not be able to afford rent. The cheapest home in Kingston goes for \$400,000+. Rent and homes should not cost as much as they do in Kingston. It would help if all the new apartments that went up would rent to all instead of just students. Rumours of the mayor taking kickbacks for construction projects, failure on all levels of government to protect renters, and a general disinterested City Council. 1 in 4 are homeless or housing

challenged in Canada. Do better. Just do better. Pull your boot straps up and stop letting landlords make renters cash cows.

- I am extremely concerned about the availability of affordable housing. Full time employment as minimum wage earners are unable to afford housing along with amenities. As a renter prior to 2018 my lease affords some protection against increase amount. It's a disgrace.
- Discrimination by landlords is very common if you're on social assistance (ODSP especially) - they just won't rent to you. Low housing availability also means they can charge whatever they want and inflate prices insanely and still get tenants, so please also consider a rent cap for shared housing bedroom prices. The LTB is super backed up, so if your landlord isn't doing what they're supposed to do, like taking care of pests, there are few legal actions possible right now.
- the continually increasing prices of rent. Landlords try to justify it by saying their tax/fees are increasing too but rent has increased for a single unit by hundreds of dollars per unit which highly exceeds the amount that fees for landlords have increased - we need more rent control
- The City of Kingston does little, (really nothing), to deal with noise complaints, garbage, failure to maintain property standards, snow clearance, and security issues. In fact, the Housing First program put drug addicts and criminals into my apartment building with no obligation to pay rent, which resulted in noisy parties and break-ins in storage lockers. City Council has shown no serious interest in rental licensing, (when major landlords ask to be exempted), and it is a policy that has been long past due in Kingston. Why the delays?
- THERE ARE AREAS IN KINGSTON THAT HAVE INFESTATIONS OF PESTS, NOT A UNIT OR 2 BUT WHOLE STREETS
- Should offer a saving incentive where the licensing fee is waived for landlords that can prove their rent is affordable
- Non of my issues were ever addressed. I left. The heat was kept at 60 degrees and I was told that was livable, or to buy a heater. The upstairs tenant was loud at 4am every day and complained of every little noise I made, even at 7pm The landlord was not concerned. He knew if I left he could rent it again, and for more probably. I had never met a slumlord. Also dogs are allowed until him. Now they are the majority. City regin rentals, but landlords still reject thes are not the problem. Homelessness, wage
- Short term rentals cut down the number of residential rentals available
- I'm probably in a silent majority here, but as is always the case with silent majorities, the issues or complaints of the loudest and most organized groups don't tend to represent the vast majority of experiences. My experience has been fine, run of the mill. But that's why people like me (and I'm the odd-one-out because I actually enjoy giving feedback to these things) are never

proportionately represented. As a survey nerd, I found (which is not unique to your survey; it's common) that some of the questions were leading or are likely to lead to certain responses. For instance the last one (#8) - I have a real monetary incentive to choose lower options - (I of course want to spend less money). As a general rule of thumb for me, I don't like additional bureaucracy involved in things, as from my experience it slows things down, ends up have unintended consequences (e.g., externalities), uses up scarce municipal resources that are badly needed elsewhere, etc. Almost always there are existing laws or regulations in place to more effectively tackle issues of illegality. Certainly, the reputations of certain bad landlords well precedes them. I would ask though, how have existing procedures and practices addressed illegal or non-compliant dwellings or buildings - is it not working? I know a major issue is the backlog in the courts. Do other jurisdictions have this license fee program? What are the results? I'm sure you guys are looking into that though. Thanks for the consideration.

- The city planning and permit section needs to take into consideration the number of people and VEHICLES who will be renting a home in the new [REDACTED] and [REDACTED]. There is not enough parking space in driveways for more than 1-2 cars which leads to people parking on front lawns, across sidewalks, partially blocking driveways. Four adults renting one townhome to be able to afford the cost is normal. Do not allow front variances to make driveways smaller, or to have sidewalks cut across the middle of the driveway (sidewalk at the bottom of driveways along the street would be better)
- I am in favour of residential licensing in Kingston
- I don't want anyone from the city coming into my home. It's a gross violation of my privacy. If I have concerns, I call my landlord or property standards.
- I'm still not sure what a residential rental licensing program is about, and how much the fees might be that will ultimately be passed along to the renter.
- No additional concerns
- The price of rentals has increased dramatically and there needs to be a stop. I am currently making 60k a year and rent is tough every month and I live in a small basement apartment. There needs to be price caps and controls in place because landlords are bleeding us dry. I also know I am not the only one that feels this way. Either there was a post on the KingstonOntario subreddit about someones apartment burned down and they can't find a place to rent they can afford. The town needs to do something about this
- Depending on the price of the fees that the landlord adds to my rent. If it is between \$10.00 and \$25.00, it would be tight, any higher would be a problem as I'm on a fixed income and in "Social Housing" (another study into KFHC wouldn't

be a bad idea, I believe it needs a change of management, but that's another issue) and money is very tight.

- Can there be some clarity on if this is a done deal and how the city came to this decision? What will be the cost of this program for taxpayers? As someone who will be buying a home, this is important information for transparency.
- I think this program is a mistake. It will make housing even harder to find in Kingston and make less units available or cause landlords to raise rent. I think investing funds into more bilaw so that current concerns could be dealt timely manner would be better. Thanks
- Rent is already extremely high for a city like Kingston. It's on par with the GTA and even locations in BC, yet the amount some people make it not on par with these locations. Adding more fees to housing will make it impossible to find suitable living areas for budgets that employees are paid. The fact that rent in some older apartment buildi no a used to be 600-800 for a bachelor are now 1200-1500 is absolutely ridiculous.
- There needs to be a cap or limit on what landlords/corporations can charge for a rental unit as the prices are astronomically high with the state of the housing situation in Kingston, Ontario. The quality of the rental units versus the price associated with rental units are not balanced, overcharged, and distasteful. Why are renters being footed the bill of additional housing costs when we do not see any return on the investment when renting (rent payments not contributing to building credit, paying someone else's mortgage, structural/property wear being added into the rental cost etc)? If someone buys a home to rent it out, why are renters shouldering the costs of a poor investment? With affordable housing options finally being implemented, how long are they going to stay affordable before corporations/people evict the tenants to increase the rental cost to create a profit off people who are vulnerable and do not have a choice between paying ridiculous prices or being homeless? I am currently preparing to move back in with my parents because the cost of housing in Kingston is too high that I cannot save money to buy an apartment or home, instead majority of my paycheck goes towards my rent, gas, groceries, and utility bills. How can people "get ahead" when they cannot invest their money or time into more education, advanced training, or personal well-being if they need to work multiple jobs or heavy hours just to get by in their day-to-day lives?
- People should not be allowed to intentionally drive the cost of rentals up by artificially making the supply of housing limited (ie. Keeping units intentionally empty to rent other units at a premium) There are laws against banks being predatory with their services ... why not for property ma agement people. I dont work 60 hours per week so that someone can rent me a place to sleep and change clothes so that they can have the luxury of never having to work again.

For context. My old apartment in uptown Toronto (Yonge & Eglinton) cost \$400/month LESS than my place in Kingston. It was about 300 s/ft bigger, and utilities were included. The police actually responded to crime there. RENTERS ARE EXPLOITED IN KINGSTON AND THE CITY DOESN'T GIVE A SHIT !!! Apparently most of the city council (the mayor included) are landlords .... cant wait to see how far this initiative gets ... lol.

- [REDACTED] lied to us about Window a/c unit allowability resulting in dozens of tenants spending money they didn't have on stand alone units even though Ford stated that window units are a necessity. For those who couldn't afford to buy a standalone a/c unit, they suffered-- especially those with breathing issues. My city council should care that their constituents are being lied to by their landlords. This past summer two brave people kept their window units in though we were told we could no longer use them. Fear tactics being used. --Rules that benefit the LL are implemented and often included in the lease that are not upheld when problems arise. ei. smoking in non smoking units and behavioral issues resulting in screaming at all hours. After 4 years, we're getting tired of hearing and smelling this. --Housing needs to do inventory of their units in every building in the city. One 2 bedroom on Leroy grant is still empty after 5 years. Multiple tenants have reported it to no avail. [REDACTED] secretary confirmed the same person is supposed to live there but lives in a house on Victoria. I'm honestly just wondering if more refugees come, will they put people in that unit then??? >>>>Doing inventory would show how many housing units sit empty or are merely used for storage. As it stands, our vacancy rate is a lie and that affects rent prices. --- Yearly increases to our rent can be manipulated by the LL by hiring out for issues they used to fix in house. The first several years, [REDACTED] staff did repairs, cleaning, painting, grass cutting etc. Now, there are outside companies who do all of this, showing the "need" for higher than normal rent increases.
- Any cost to licensing should be borne solely by the owner or property management firm, and this should be stipulated in any by-law or statute. The quality of rental housing in Kingston is subpar, and the city and property owners should be ashamed. In terms of rental housing, Kingston is a paradise for slumlords. To add to the lack of affordable rental units, those landlords who do provide adequate quality housing are asking tenants to basically pay their mortgages, the children's private schools, vacations to the Caribbean, high-end vehicle purchases, ski trips to Mont-Tremblant etc, etc. I think you get my drift - the rent is too high!
- The cost of housing is ridiculous. The fact many people are paying a monthly rent twice as much as a mortgage would cost is ridiculous. Rental prices and inflation are a huge burden on residents and it's gotten absolutely out of control. I am in a

2 bedroom apartment with my husband and 4 children, I have been on the waiting list for housing for years and can't afford to move out of this crap hole until we get accepted into a subsidized unit. With work, odsp and childtax My monthly income is close to 6000 per month which should be more than enough to live on- we dont drink alcohol or smoke cigarettes, our money goes to groceries, bills, rent and childcare expenses. We are barely scraping by. Something needs to change.

- The extremely long wait for resolution of issues with the tribunal .I believe this has a negative impact on landlords keeping rental properties on the market. If LL cannot resolve issues in a timely manner
- My landlord, like many, do not keep the properties in Kingston up to the standard they should be required to. The cost of rental units is astronomical, in most cases paying a huge amount for an inadequate unit. Homelessness in Kingston is a huge issue, and it comes as no surprise given the state of the housing crisis. Paying a thousand dollars for a bedroom is unacceptable, and beyond that, landlords should be responsible for adequately maintaining properties.
- Renters need protection from soaring rent. Rent control should be required as a part of rental license. If this is not possible, then rental licensing should focus on regulating landlord behaviours and dwelling maintenance. It would be great to have regular city inspections and to make sure city inspectors have no personal interests with the landlord. One of my previous landlords said they were good friends with the fire chief while the chief was doing a fire safety inspection on the landlord's unit. This was a first hand experience. Licensing can be great if it adds value to the well-being of tenants, but you need to be vigilant of potential corruptions from the licensing office. The rental market is very large in Kingston, how do you make sure that licensing officers have NO affiliation or vested interest in their decision making?
- Availability and cost are major concerns. Also, we were recently given an N12 from previous landlord and have concerns about actual owner occupying the residence, instead selling it. Having to move to a new much more expensive place has added much stress and financial strain. The original residence was not inexpensive. We are individuals that make decent wages and are still struggling. Can't imagine how lower income are managing at all.
- Currently other licensing and permit programs run by the city are extremely poorly run with unreasonably long response times and incomplete responses that often show no effort to understand a situation on the part of city staff. I anticipate that a licensing program like this would create massive costs in terms of lost time or forced renovations that are unnecessary or counter productive. This would mostly effect the small landlords that have units in their own homes and would not be a great hardship on large property holding groups that dominate the low

quality housing that is causing the desire for this licensing program. This proposed program is also designed specifically to undermine the spirit of the more homes faster legislation that is designed to remove barriers for the addition of units that are desperately needed right now. If this method is used to improve the quality of housing it will come at the greater cost of a reduction in housing availability and its associated increase in the price of housing. In short, this is the last thing the city needs right now. If you want to increase the quality of housing, this needs to be done by increasing supply which will drive poor quality units off the market due to being uncompetitive with plentiful higher quality units. Legislative imitations for economic problems have been shown time after time to be always counterproductive.

- I'm concerned as a renter that the attached property to mine is overcrowded with 10 adults living in a 3 bedroom house with constant noise 24/7
- Have landlords to learn not too be greedy. We are all human and I a. One step away from going to Belle Park and I work
- A complaint line would be a better way to address bad units. I don't think more barriers to increased housing supply is helpful.
- not enough affordable housing and no governance of what is charged
- The City as a whole favours landlords, this is due to a large portion of the council actually being landlords, bowing to pressure from developers and developers lobbying, and the provincial pressure to make units. Because of these factors (including a large percentage of MPs and MPPs, including [REDACTED] are landlords) the situation is not likely to change with licencing, what you will see is units removed from market by smaller (less than 10 units owned) landlords while larger corporations either pass the cost on, or absorb the cost.
- With the inflation in rent we have seen over the past few years, I fear I will be unable to afford to live in Kingston and I will be forced to drop out of school (as I am currently a student). The major property management companies have driven up the cost of renting while making the spaces un-livable (by filling units with too many occupants, neglecting maintenance concerns, ignoring tenants communications, forcing tenants out of the units to replace them with new people and charge more in rent, etc). This year I was threatened with an illegal monthly rent increase of over \$700 that my company tried to enforce through an N11 Agreement to end Tenancy form that they coerced me into signing in the first place. Landlords/management companies have no respect for tenants or tenant rights in Kingston, and students especially have limited tenant rights education available. Although there are many issues to resolve, the illegal use of N11s is one that appears especially concerning at this time.
- Tennant rights are practically non-existent in Kingston because large housing groups use scare tactics and the demand for student housing to avoid being held



accountable by young, first-time renters who have little knowledge of their rights or access to information to empower them.

- Residential non-purpose built rentals take housing supply off the market for families. Landlords are not required to fix up a property to a standard that makes that it sustainable for the next generation of home owner. If landlords were required to maintain their properties to the same standard home owners on average maintain their own homes, it would rarely be possible to make a profit being a landlord. Residential landlords profits come from extracting value out of a property by not maintaining it except to the absolute bare minimum standard. This leads to municipalities, renters, and the next generation of home owners being left to shoulder the cost of homes often left in very poor condition.
- On the fees part. My concern is this survey makes it sound like landlords are always legally entitled to pass on fees to tenants. This is not the case. Landlords can only receive an AGI if the increase in cost is "extraordinary" i.e. if it is greater than the annual rent increase guideline plus 50% of the guideline. Average priced 2 bed room apartment (\$1400) with the 2024 2.5% increase adds \$35. Add 50%, a landlord could apply to the LTB for an AGI is if the licensing fee cost more than \$52.50. This is still troublesome because its based on the cost of the rental unit so a fixed fee would not suffice. But this actually is a more sensitive way to handle licensing fees without penalizing landlords who keep rental prices low. Proportionate licensing fee calculation benefits landlords, tenants and the city. I will follow up in an email with some more information about this, but I strongly suggest the city considers the provincial laws around AGIs first rather than landlords' interpretations of them.
- That tenants of such units do not have the same rights under the LTB as do tenants in 'normal' buildings which can lead to difficulties with landlords who do not fulfill their responsibilities/duties (e.g. pest control, heating, maintenance). Tenants in these sort of units would have little recourse. Also, the associated fees with these types of units would likely be passed to the tenant making it unaffordable. I have also seen landlords try to engage in this type of rental situation and have been gouging people for rent prices (e.g. one person advertised \$700 per single bed in a room with 2 single beds - utilities, food, kitchen, nothing else included).
- Costs are skyrocketing. Current affordable apartments all seem to be converted Air B&Bs which will largely not be available to tenants in financial or other need as the landlord has no regulation or requirements. Also concerning is the multi-packing of students in existing apartments - a two bedroom near me has around 6 students living there.
- Why do these costs need to be passed onto the renter? Why is there not an obligation for the landlord to pay for their license to maintain their profession as a

landlord? For example, Doctors must pay for their medical license, that cost is not passed onto patients.

- Landlords should not be allowed to pass this cost on to tenants. That is the cost of doing business.
- In reference to the licensing system, there are ways to devise a system that does not result in landlords passing off the fees onto the renter and I would hope that if the city is in any way meaningfully considering the rights of tenants that they would consider this.
- I feel that Kingston's biggest issues with regards to housing and specifically rentals is the low availability and the extremely high prices, as well as landlord's refusals to sign leases for any period longer than a year. The landlords in Kingston, especially around downtown Kingston, treat all of their tenants like they're undergrad students who are going to be around for a year or two and then leave. But it's not fair to those of us who know we're going to be here for awhile, and who would like to feel like we have a home, but who have to renegotiate our leases everywhere and are banned from even hanging up a painting on the wall
- The prices are ridiculously high and unsustainable for a largely student based population
- Landlords are able to charge ridiculous prices for houses that are falling apart and no one is stopping them. I have to move out of the house I have been in for 3 years and I cannot afford the current prices in Kingston even if I get 6 roommates.
- we are already have an affordable house crises and you are looking to increase rents and [redacted] over long time renters by increasing tent more then the provincial max would allow what the [redacted] is wrong with this city we need more affordable housing units not less we need to reduce fees and red tape not increase it
- There is a group on Facebook that mostly consists of dedicated to making sure this doesn't pass. While landlords need to be made held more accountable for their properties, licensing isn't the best route as it will only add to the high cost of the already too high rents
- Too many air B&Bs and units only for students. Make Queens and other university's provide housing to their students and not allow boarding houses and commercial units in residential neighborhoods. Make property slum lords in the student ghetto fix their properties and rent to families. Stop allowing the stacking of students and having homes above capacity.
- Landlords should be assessed and tested for licensing.
- This just feels like one more thing landlord's can weaponize against tenants when it comes to price gouging rent

- Landlords everywhere have been taking advantage of renters. Prior to the unit I am currently in, we signed a lease at another apartment in Kingston (portsmouth area), the apartment had plenty of black mold and presented health concerns to me and my partner. We had to scramble and find a new apartment in the area, which was extremely difficult to do given the low apartment stock available for renters. I think rental standards need to increase first, then the City must push for more units to be pushed for development in the city. The young are being left behind.
- This targets vulnerable populations and increases the risk of homelessness. For individuals who have mental health concerns would there be exceptions to certain rules to maintain their housing and stability. Also for individuals who have difficulty maintaining regular payments due to inflation will there be opportunities for payment plans to assist them. Who would oversee the residential rental licensing program, an individual or team? A team made up of a multidisciplinary team of community members would be best to oversee property standards rules/ regulations this would reduce biased decisions. I think this could result in individuals who have waited years for housing to get evicted, become homeless, and have to start to process over again, thus further increasing homelessness.
- Rents are unaffordable and vacancy is virtually non-existent. Tenants have no autonomy and have been stripped by laws giving preferential treatment to landlords of the ability to choose safe, affordable housing.
- I am constantly having to defend my tenant rights from a landlord who prefers to act/remain ignorant, a license should require a course on landlord responsibilities and financial penalties for failing to uphold them. Consistent small cases of neglect that aren't well handled by the ltb should be built into this system.
- Addressing pests (cockroaches, bedbugs, rodents) properly. Many places half ass the job. Many already struggle to make ends meet or even finding a roof over their head, upping costs and adding fees is going to start forcing more families to become homeless. Causing parents more stress and in turn failing their children. It's a giant snowball effect.
- I think this is a great idea to encourage landlords to be more present and take property ownership more seriously. However, it should be prohibited for the landlords to pass the fees down to tenants. If they cannot afford the fees, they shouldn't be landlords.
- The rental rates have skyrocketed, and as a family of 6, we just can't afford the space we need.
- Rent and high price of rent and cost of living
- Renovictions are a huge problem.

- Yes. [REDACTED], for example, has announced to increase their rent above what is legally allowed. Alongside other measures, what they are doing is simply a renoeviction process of an entire community (with a significant population of vulnerable people and immigrants who are not well aware of their rights)
- Anything that does not help with the cost of living, any policies that will be paid for off the backs of renters who can hardly afford to eat, is simply despicable. This needs to be thought through much more carefully. We are already drowning. This will not help. If it's really that important, City of Kingston would cover the costs.
- It seems like the rent will be increased a lot and that's concerning
- My concern is largely due to the lack of rental supply. It was extremely difficult to find a rental unit that wasn't dedicated to student or senior housing. My partner and I live with a roommate to help cut costs, but property management companies and small landlords refused to rent to us because we weren't considered a 'family unit', even though we have full-time jobs, could pay 1st and last months rent and have excellent credit.
- The cost of rental homes, and the availability of houses for families is awful. If my older son wasn't helping us out with rent, we would have had to rent a basement apartment. I didn't go to university for four years to end up raising my family in a basement!
- Yes rental control needs to happen! People are struggling to rent a home! We don't need more houses built we need rent control!
- The rental prices in this city are out of control. How about stop letting landlords charge over \$3000 for a 3bedroom home?
- house maintenance neglect by landlords - pest control regulation: needs better enforcement
- Too much demand for house and it is driving an uptick in cost
- Many of Kingston's rental units are owned/managed by people who do not care about the tenants, they only rent the house as an extra income. As such, they refuse to pay any necessary costs that keep the properties up to code with Ontario's and Canada's legal and safe living standards. I've had this issue in all 4 of the properties I've rented since moving here, but don't have a choice because they know we'll settle for a roof over our heads at the end of the day, even if it's not a safe roof, and they take advantage of us this way.
- If a landlord licensing program were to occur, there should be a stipulation that landlords cannot pass the costs onto the tenant as this would create yet another problem with Kingston housing. As a renter, the City of Kingston should provide

more funding to fund and create programs that increase education for renters rights.

- I am concerned by how negatively this survey is framed. Licensing is a positive - it prevents irresponsible landlords from endangering my health and safety, physically through better protections around responsibilities of heating and electricity, but also mentally by reducing the risk of evictions and harassment. I cannot afford to take my landlord to the LTB regularly with 2 jobs.
- The costs are always paid by the tenants it should be illegal to charge the tenants for the license.
- Landlords seem completely unregulated and are allowed to provide unlivable housing situations for insane prices. My current housing situation had a homeless man break into the unit a few houses down from me, and the company still has not fixed their window, despite it getting into winter time. Previous houses I have lived in had the landlord come into my home without any warning, pest issues (mice, bugs, squirrels), water be shut off for a week at a time, etc.
- The City and [REDACTED] constantly push affordable housing. Affordable for who? I am very aware of the homeless problem in this city, and in no way is there affordable housing for them. More and more people are having difficulty finding housing, not because there is a shortage, because its not affordable. Furthermore, people are renting housing that is not safe, and the city is aware of these properties. Many fires, and some deaths that could have been prevented. [REDACTED] have more then a few delapated properties, i have pictures. I am disappointed and disgusted with our Mayor and City Council
- My rent jumped \$1000/month when I recently moved within my building. Landlord charged this rent because of rising costs due to covid which is used as an excuse for everything bad. On a fixed income this rental increase is very difficult for me. I had a really difficult time finding a new place to live in Kingston and worked at it 6 hours/day for 2 months to finally land this place. Rediculous!
- The lack of security in renting a room since it isn't covered by the Landlord Tenant act
- My daughter is a student at Queen's University. We live in Glenburnie, Ontario. Due to the fact that we don't have Transit out here we have to rent an apartment in Kingston as there aren't any parking spaces available. Her rent this year is \$2500.00 per month. We put her in an apartment close to the University that we consider a safe place for her. Sure, there are lots of other apartments that are available that are absolute dumps and they are asking outrageous prices for those dumps. I think somebody (the City) needs to inspect these places as an animal shouldn't live in them, let alone pay for them. What some of these landlords are offering students is disgraceful. No wonder the Queen's students do not respect our city. We don't respect them!

- I am able to afford my rent but many cannot. Those that can't are vulnerable to bad landlords. The city should just do their job and crack down on the bad landlords. It is not hard to find them....
- Often renters would like to settle in and make a house a home but are restricted from doing so due to renter limitations such as not being able to paint or make changes without permission from the land owner. It would be great to figure out a way to loosen these restrictions - it is possible for renters and land owners both to benefit from what is often an upgrade for the property (e.g. fresh cost of paint).
- lets fix a housing crisis by making it more of a crisis for investors and now renters, [redacted] idea [redacted].
- Landlords should not be allowed to pass these fees on to the renter
- Landlords consistently take advantage of students any way they can and there is not much we can do about it because we need a place to live.
- How much more do you think renters can take?? My rent currently costs me almost 60% of my income. DO! BETTER! And hydro! Easily another 200\$. How about you do something about hydro costs? Added together rent & hydro can easily be 80% of my income. DO! BETTER! It's cruel. I am a recently widowed, disabled senior, living on pension. I've already cut costs to the bone! Any more costs and I'm on the street. Seriously. I have many chronic illnesses that require many medications. Some aren't covered by OHIP. My only choice was to cut back on food, because that's the only cost I can control. I'm what's called a "brittle diabetic" in that insulin is no longer working and my only option is an insulin pump. How am I to afford that? Passing costs to landlords means they WILL in turn pass it on to us. You're utter lack of concern for how this will affect the least of us is astounding!! Instead of increasing costs look for another way. DO! BETTER! We elect you to look after our best interests. You are most definitely not doing that in this case. DO! BETTER! Kingston is already in the top five of most expensive cities to live in. DO! BETTER! Don't download costs that will affect those of us in unstable housing for crying out loud! DO! BETTER!
- There is not enough availability so everyone is either stuck in a terrible situation with no options and at the will of a landlord
- Lack of affordable housing should be a top priority in Kingston, especially in Central Kingston. It's infuriating that the space next to the Loblaws in the Kingston Centre is being taken up by the Canadian Tire moving - a spot that would've been ideal for low income housing (next to a myriad of busses, banks, grocery, YMCA etc). Also frustrating is the endless development of condos on princess and not rentals. If my landlord were to 'renovict' me, my quality of life would severely have to downgrade in order to afford rent, and that is coming from someone with a very comfortable salary. There just aren't options. As a result I'm living with a leaking roof and black mould, waiting patiently for 5+ months for my

landlord to acknowledge my emails and develop a plan to rectify. I don't want to rock the boat, and I know half of the renters in my building are on ODSP and would be homeless if I pushed too far. Affordable housing needs to be higher on Kingston's priority list.

- I believe current bylaws can be used to enforce issues with overcrowding, building code violations, parking, etc. The Fire Department can handle fire safety concerns. Creating more bureaucracy and cost for landlords and tenants is not in anyone's best interest except the bureaucrats.
- I also worry that landlords are able to charge so much to renters beyond what their mortgages are, to the point where renters are subsidizing other people being able to own properties and leaving even less housing available to other people for affordable prices.
- The City would need to hire bylaw enforcement to enforce landlords to be licensed and to correct deficiencies to their properties. This cost of manpower would be built into the licensing fee and "fines" to landlords. The landlords would in turn pass this onto the tenants as a quantifiable expense they can justify. This would increase rents. Excessive orders for repairs and renovation will result in renovations, and when the property fully renovated, would reenter the market as a post November 2018 rental property, and subject to no rent controls by the province. Rents would run rampant. Licensing only serves to create revenue stream to the city at the expense of renting tenants, making housing affordability impossible, or a tenant saving to buy a home impossible. This is a cash grab by the city. It is a tax. Its a tax on renters. It serves only to punish renters, the middle class and poor people. Licensing does not increase the number of rental units available in Kingston. Licensing does not decrease the demand for homes. Licensing would decrease home/rental supply as landlords would evict to renovate their properties so they can rent them for more, using the city's bylaws as an excuse to renovate. Perhaps the city should stop spending frivolously on idiotic projects, such as walkways on breakwaters - we spend 2.6M on arts and culture????? 2.1M on Heritage? meanwhile our infrastructure doesn't get expanded to encourage industrial and residential expansion, and our roads are in horrible condition. but only 1.4M on planning. Spend on infrastructure, planning, roads and sidewalks, and BUILDING HOMES. Want to control rent prices? Lean on the province to change provincial statute for rent controls, Want to lower rents increase affordability in rentals or new home constriction? Increase supply and demand, and enforce budget construction practices and efficiency. i.e. Pass a bylaw for property to be developed below a certain value per square foot for budget housing, such as \$140 to 160 per square foot new build construction cost. Again: Stop spending unless it builds infrastructure, roads, healthcare/medical (family medicine!) non-post secondary education. Improve spending to improve

the city infrastructure which encourages employers to want to bring business here within City limits (Loyalist Got a battery plant!!)that isn't correctional, educational, or healthcare

- I have frequently run into the issue of a landlord fixing an issue when I ask but reverting back to the prior state the very next day. E.g. Poor insulation between floors results in the basement unit being much colder than the main floor of the house. I tell the landlord that I'm wearing two sweaters and ask them to turn the heat up. They do, but the next day they lower the heat despite it being the exact same temperature outside. This creates a situation where I have to beg for heat on a daily basis, becoming more and more of a nuisance tenant. If I remind the landlord about the heat the next morning, they might reply that they're at work and can't resolve the issue. When they get home in the evening they might forget or see if they can get away with not increasing the heat. Therefore, I might need to remind them in the evening. Consequently I may have to message the landlord FOURTEEN times in a week about the heat instead of once. Anything that can be reverted back to a prior state by a residential landlord WILL be on a regular basis.
- Licensing program might not be required. Augment current By-Laws (Property Standards, etc) and resource department appropriately.
- How much would the fees be?

**Q28: Are you aware of any other issues surrounding residential rental housing that have not been included in previous questions?**

- Many of the items listed in 11 will put a tremendous burden on landlords and will likely reduce housing stock or increase rental costs. Asking small rental units to have a maintenance plan, fire safety plan etc seems excessive. If there is a specific concern, the City has bylaws and powers already to enforce maintenance and fire safety gaps. Why not require all residents to generate these things? Also requiring old houses near campus to meet code is next to impossible without significant expense. My understanding is that due to changes in code most older homes would fail this test. Our house for example was legally duplexed and met the requirements of the time, but we know that code has changed over time. Code should be universally applied otherwise you incentivize demolition of old houses and replacement with high density housing with no character.
- Foreign ownership, short-term rentals, rent controls.
- Corporations and investors buying up single family homes has greatly impacted the affordability of homes in Kingston and Canada. Quite a few homes in our neighborhood are rental homes. While the availability of rental homes is helpful for families that cannot buy a home, the vast number of homes purchased for



investing and then rental has greatly contributed to those families needing to rent instead of purchase in the first place. The city should use this licensing program to limit the number of single family homes an individual or corporation can own in the city (perhaps through a tax on homes owned over 2 or 3 in the city), freeing up the housing stock for the families who can then invest in a home instead of being forced to give all their money to a landlord and becoming unable to create any equity for themselves.

- the tribunal justice is not equitable as the landlords have previously contacted all property lawyers and results in no one available for residents
- safety of neighbouring houses. If the renters are short-term, it is difficult for neighbours to assess if renters are strangers lurking about or if they are legitimate renters. loss of community - if short term, the area will start to feel like a hotel district. renters will have less regard for neighbouring properties since they are most likely not part of the community. Parking space competition - if on-street parking is being relied upon, the renters may be utilizing spaces more frequent and longer than what would be the case if there were no renters. IE: if a neighbouring has family coming in from out of town, the parking spaces are taken up by renters. duration of rental agreements - tenancy should be long-term in nature IE: 1 year.
- There is not accountability for landlords. The landlord tenent board is horrible backed up and ineffectual. Tenants have no recourse for dealing with negligent landlords.
- Are Airbnbs included?
- Not really, the main concern is we want more rentals so any program must have compelling evidence that it would work to warrant any any increase in friction/cast.
- The entire list of things that you want the landlords to supply seem VERY expensive, and it is guaranteed that the tenants will be stuck with the cost in the end, or housing supply will be lost because a landlord failed to provide a proper 'property maintenance plan' etc. This just looks ridiculously expensive to implement.
- Some documentation of renters acknowledging their responsibilities seems also required.
- Parking should be restricted ie: one renter equals one vehicle. home near me rents the upper and lower portions of the house (2 brd unit in the lower portion and 3 bdr in the upper portion) with a double garage - the house has the sidewalk. 8 vehicles were parked at this house for one year making the snow plowing, garbage and recycling a nightmare for the city workers as well as hell for the neighbours that had to maneuver around all those vehicles on a residential street

- Absentee landlords drive most issues.
- Seeing the list of potential requirements in #11, the cost of the program seems to be much more than just a fee for the license. If all items were required I could see assembling those documents to be somewhat expensive, even if no issues are found. If issues are found, then there would be further expense (though to some benefit; making the unit safer, better to live in). Depending on how often the various inspections would have to occur (annually, once every few years?) this could be a significant barrier to small independent landlords. Questions: Could someone still rent a unit without a license? Would existing agreements remain valid (grandfathered in)? When the licensing program starts up, there will be some delay between applying for approval and getting a license. Can people still be housed during that period? Will this program aim to be revenue neutral to the City, where fees in would balance staff salaries in issuing licenses? Or will this be costly to implement and manage and in the end just complicate things?
- The city should have the authority to limit absolute rent prices (and rental price increases between tenants) in an effort to prevent "renovictions". These are rampant, as all a landlord has to do is declare their intention to inhabit the residence, or to carryout prolonged renovations. Landlords should also have to subsidize temporary accommodations if tenants are forced to temporarily relocate due to renovations.
- The need to outlaw multiple residential ownership by corporations or small businesses disguised as a single person with multiple homes.
- Parking
- Why are you trying to reinvent the wheel, are there not enough bylaws currently in place? Is it even constitutional to charge a landlord for a rental license. What gives you the right to do this??
- Was there permits for construction to add a rental unit to a residential home.
- Kingston has large transient populations (namely students, military, post-grads, HCWs and prison-affected people) which make us a unique market. Landlord licensing only serves to protect these populations. Any licensing program should be funded through landlord fees and income from fines levied for property standards infractions etc. 0 cost to taxpayers.
- It's fine to have these issues with landlords but they are not passed down to tenants. And that is the problem.
- Neighbourhood consent.
- There are many issues and concerns being the neighbor of a rental property and the lack of upkeep of the property from both the tenant and the landlord. These homes should be considered more than a money stream.

- "Secondary suites" should only be allowed on the same premises as the landlord living in the primary suite. The "secondary suite" program should not be allowed to create "duplex"es where both the primary and secondary suite are rented out. Ensuring that the landlord is living in the primary suite means that he is acutely aware of the behaviours of his secondary suite tenant.
- If is a "business", the qualifications should be for what the requires of other businesses. In terms of costs, all costs will get downgraded to the tenent. No matter what a city wants, CRA wont let them operate at less of a profit then they expect them to. In terms of bylaw, not sure why anything would go to the landlord. They dont live there. And it is my understanding that the voluntary "contact the landlord" program was shut down by the city. So how would they even know?
- have parking enforcement ticket drivers parked on. Sidewalks and bike lanes, and raise fines. Especially among student rentals
- If you get rid of slum rentals, then you will lose housing for the people who can only afford them. There is a housing crisis, city should try to help, not hurt.
- Property owners who rent out spaces in the own home that they live in (ie, non-conforming rental units, short-term rentals, and in-law suites) should have some carve out within the regulation.
- City inspections are slow and lack enforcement of standards.
- I think that the city has arbitrary zoning bylaws that restrict the development of new, safety and clean rental housing stock.
- Parking is a huge issue for me .There have been many converted houses in my neighbourhood ,that now have up to six car owners living there and TWO parking spaces... they park on lawn It seems the city has to consider this before issuing permits. Last winter ,the garbage truck could not pass ,as the car owners park on both sides of the street,do not shovel or move vehicles during or after storms,,,,,at one point a school bus was struggling...thank god no one needed an ambulance. I contacted the city about the situation....no response.
- The city MUST address the housing crisis that residents are being faced with and provide solutions
- A lot of Kingston downtown housing is heritage designated or in a heritage district. Meeting many of today's standards may not be compatible with this. Landlords have very limited ability to control tenants, including the number who occupy a unit, under the law (unless is a condo where there are slightly more rights). At the sometimes some landlords are clearly doing a bad job, both in maintaining properties and complying with tenants rights. Having lived in Kingston for 45 years, I have seen the rise of Property Management Companies who manage both their own and other owners' properties. They have been the worst offenders in my experience and should be the first group the City regulates

and uses for test case studies. Improving their behaviour will provide the best result for tenants at the least cost to tenants.

- All layers of government are responsible for the lack of housing. Are you seriously considering adding another layer of fees and useless bureaucracy to "help" the situation?
- Yes---the airbnb profiteering home-consuming dragon. Count the number of airbnbs in Kingston and imagine adding that number to available rental spaces...there is one on my very short street. It killed a rental and the owner is taking a killing profit. Consider this-- citywide.
- Sub-lets and sub-lets that are used for AirBNBs. These have become a habit of drug dealers, drug cookers or grow-ops that can destroy a residence, an unwitting landlord who isn't permitted to inspect their property, a neighbourhood. Let's not forget the spoiled party animal who will book an AirBNB for a potentially out of control party such has happened in other communities.
- Short term rentals definition and inclusion
- I am talking about student "houses" not apartments. Students often do not complain because they do not want to have a bad tenant rating.  
[/www.queensjournal.ca/queens-landlords-are-taking-advantage-ofstudent-tenants/](http://www.queensjournal.ca/queens-landlords-are-taking-advantage-ofstudent-tenants/) Possibly illegal bedrooms - basement storage becomes a bedroom. Amenity space approved by Planning becomes a bedroom Possibly illegal back yard parking rented out to non tenants. Amenity area converted too parking lot.
- You ask what is the relative benefit of additional documentation, checks and requirements. You assume that these steps are neutral or a benefit. You don't ask if things have adverse consequences, such as the elimination of additional housing or increased rent. Increased work for businesses creates increased costs and reduced options for consumers.
- limits on max units / house? max days / year?
- Air B&B rentals should only be allowed within an owners primary residence. Universities and colleges should be taxed at a rate that is based upon the amount of student residences provided. The smaller percentage of residences provided, the greater the percentage of local taxes payable.
- This is a huge blunder. The necessary information is already there!!!! Get the City, Utilities, CRA and MPAC to work together. As landlords, we have already done this!!!! At great expense!!!!
- Families on ODSP cannot afford any apartments in kingston unless they already live there. There are no future options
- students don't understand landlord tenant rights and responsibilities. transient people renting in neighbourhoods that they aren't committed to and don't feel a sense of belonging

- Too many strangers right now using AirBnB. Noise and garbage.
- Will this system help protect Landlords from Tenants that damage a Landlord's property? Many tenants renege on their lease and don't pay rent. Will this program cover Landlord's lost rental income from bad tenants? Will the city advise Landlords with public lists of names of individuals who have criminal records who may be looking to rent?
- Many houses in residential neighbourhoods are rentals where the owners live out of town. The properties are uncared for, grass not cut, leaves blown all over, numerous vehicles which cause parking on front lawns and boulevards. Not every neighbourhood should have rental homes. Landlords should live in this city, not Toronto or out of country just collecting rents. Thx
- Concerns mentioned on previous question. The timing of this is very concerning given the housing crisis. High earners may not be affected but this will disproportionately penalize individuals who already struggle to find rental units and have financial limitations as well as other barriers (i.e. poor credit, lack of references, substance issues, etc)
- This is a very long list. The decision on what should be included depends very much on the objectives of a residential licensing program. Some things aren't relevant such as "information plaque listing rights" - this is covered by the province's mandatory lease. Others such as a "criminal record check" - what are you going to do with the information? "Appropriate insurance" - who's going to decide what's appropriate. "Declaration of awareness of City by-laws" - At times, I have had to correct City staff (some at a fairly senior level, as to what's in the by-laws. "Site plan" or "Floor plan" - what's the difference, presumably the site plan includes the placement of the structure on the property. Putting almost 20 items in the list doesn't make it a better survey - it does make it more frustrating to do. Staff should have narrowed it down to the 10 (max) most important for purposes of the survey.
- one off licensing without follow up, monitoring and confirmation of compliance is critical to ensure compliance
- Not a good idea. Don't make this worse on renters please. You'll have tonnes of landlords that will want out.
- Landlords should be aware of what and who are residing in their properties and not just depend on property management as they don't seem to care
- I believe there are basement apartments in our neighbourhood that would not meet the fire codes. I believe it is important that people renting a property are safe and no shortcuts have been taken in regards to their safety.
- This will be very helpful and will protect vulnerable populations. People like the scummy landlord who had multiple fires should not be allowed to have a license

to be a landlord. The responsibility for other people's housing should be taken seriously.

- Again, property management companies are the most important inflection point.
- Trying to raise rents for repair cost that are cover in upkeep
- Licensing is not a good idea. Give it five years and every community that has adopted licensing in Ontario will abandon it as too expensive and not adding to effectiveness.
- Yes, Landlords should be capped at how much the Landlord can raise rents period. Not allowing Landlords to completely destroy the market is extremely important. Landlord need a reality check.
- Should be used to regulate short-term rentals like AirBNB's.
- Availability, safety, cost.
- Property Stanards upkeep
- Licensing will remove units from the market and cause more homelessness
- Yes - many of these things you're considering including to get a license (e.g. a fire code safety check) are really great and important to make sure the housing is safe and suitable...but there are MANY places in Kingston that will be off the market because they don't have fire exits etc. This could cause something of a housing crisis, because honestly there's a lot of crappy housing that isn't up to code, but if we lost it all at once we'd have a big problem on our hands.
- If possible, there should be periodic inspections of randomly selected rentals.
- Nothing about having a hot-line at City Hall for complaints relating to landlords failing to maintain their properties. A computer data base could identify who is responsible for various maintenance problems. For example, if a landlord fails to clear snow from entrances, walkways, and parking areas, the database could direct the complaint to the landlord or the contractor who is supposed to do this work.
- Noise and garbage bylaws respected
- Build affordable housing and let the City of Kingston be the landlord!
- Short term rentals should follow the same rules and regulations and hotels / motels, including zoning restrictions.
- There is a lot of trash in and around many rental properties. Trash collection should be monitored by the landlords.
- Treating individual units in buildings, is ineffective, as in large buildings they just move about, so there is no actual "ridding" of them. Asking people to vacate for 24 hrs to a hotel is expensive for people usually on a tight budget so they may chose not to report things causing further spread.
- Negligence and lack of pride for ownership not cleaning up dog poop and garbage everywhere

- Parking availability should be very clear. Ideally no more cars than can fit in the driveway in the case of houses, especially in residential neighbourhoods. Tenants need to be reminded that other people live nearby and not to clog up streets with their cars.
- Allow pets, fix problems, reduce rents.
- Landlords and the City need to hold tenants accountable for too many vehicles without adequate parking. Streets are made unsafe due to constant long term parking on the street because tenants treat the street as their residential parking spot because the landlord has rented out individual rooms. This occurs all months of the year hindering snow clearing and blocking city streets at times.
- Existing grant/loan programs seem to limit the amount that can be charged for rent, hence not practical to renovate based on returns.
- Proliferation of AirBnB and lack of meaningful enforcement of existing rules as a real and key factor removing units from market and driving costs up.
- Overall unit maintenance including plumbing, interior and exterior wall integrity, operation of all included appliances
- What bylaws already exist that cover many items above ? What coordination with the Landlord Tenant Act will Kingston provide ?
- There are no questions re landlord responsibilities and enforcement. There are many homes that rent out rooms to students, much of which is under the table and thus decreases cost to renters. The extra cost of licensing may see a large number of these rooms being removed from the market. How does this help the housing situation?
- Illegal apartments are popping up everywhere and seemingly more tolerance for them
- Timely enforcement of property standards issues is extremely important as rentals become more common in areas of single family homes. Garbage cleanups and lawn maintenance along with some attention to general appearance of a property are also areas of concern. Enforcement of Property Standards on both owners and tenants is important as well.
- There are few methods for dispute resolution prior to Landlord Tenant Board, and that is a complex process. Hopefully intermediate mechanisms can be put into place to resolve conflict between renters and landlords in a timely and effective manner, leaving only the most egregious cases for the LTB.
- The rent is too high. It's insane that I even have to say it. It's too high. People cannot afford to live in Kingston because the rent is too high and the landlords are horrible - a fact of life that can also increase your costs significantly and even threaten your health. I, and many of my close friends, have been victims of criminal offenses committed by their landlord including extortion and threats of

violence, not to mention flagrant violations of Ontario's Landlord Tenant Act. A lack of affordable housing options keeps people, especially young people and those new to Canada, under the thumb of abusive landlords (and property management companies like [REDACTED]) who utilize their position of relative power to bully and extort tenants. The City of Kingston needs to incentivize landlords generally to lower their rents. The city also needs to prioritize enforcement of Provincial and municipal statutes regarding basic standards of decency when it comes to how property management companies and landlords maintain properties. I understand that this is not a simple policy solution. The situation has become so dire that drastic action is required to address this issue. I cannot state strongly enough how these two issues go hand in hand: bad landlords are able to exist because of unaffordable rent. If you do not fix the rent issue, landlords and property management firms will continue to abuse their tenants inspite of licensing requirements.

- Security
- Limited number of cars truck per property
- Site inspections to ensure standards are being met; how and when
- This licensing will make rental properties unaffordable.
- AFFORDABILITY
- I am very concerned about the lack of really affordable housing in the City... and this survey does not seem to include this.
- The rental of residential properties by companies for their employees from out of town to stay in. This is taking away from kingstons economy by not utilizing motels and hotels in the area as well as restaurants. And it's taking housing from people who live in the Kingston area.
- Parking!!! There should only be renter cars for parking spots on the property!!
- Enforcement should similar to the nuisance party bylaw. Where tickets after multiple infraction include a court summons by both the tenant and landlord with incremental fines based of number of infractions (parking, noise, property standards, etc)
- There is an intersection with human trafficking (labour market) such that employer sponsored housing should be a flag for greater scrutiny. Eg ensure landlord or employer not holding passports, crowding etc.
- Previous bug infestations like bedbugs and roaches
- You have covered important points.
- Parking restrictions for households with multiple occupants. Ombudsman or similar role to deal with complaints promptly- either by tenants or neighbours.
- 1.) What is the City's plan if these rental accommodations that cannot meet fire code regulations or building code, and need to be condemned, how will the City



accommodate these displaced renters? 2.) Property By-Law for renters, that the City would enforce or Code of Conduct for renters, encouraging respect for neighbors and the City. 3.) How can we reduce soft costs, tax incentives for building rental housing?

- you don't talk about enforcement
- I have a concern regarding Airbnb's in residential homes. I live in an adult lifestyle home near COSTCO and we now have two homes being rented out and one home being used as an airbnb. There can be many people staying in the airbnb and there seems to be no licensing or any other requirements needed to set up these businesses. There can be many people staying in the home and a large increase in traffic and parked vehicles.
- There is a shortage of Rentals in Kingston.
- Through browsing r/kingstonontario, I read lots of horror stories about slumlords. It sounds like the property management [REDACTED] is particularly bad. Maybe larger property managers in this city should be under the microscope more?
- City should be concentrating on VRBOs and AirBnBs vs long term small rentals
- Landlords must provide storage space for large items and garbage bins that renters have, Rents and profits need to be regulated to eliminate profiteering! Housing is a human right. Being a small landlord myself (within my own principle residence) it is totally reasonable to seek to cover costs by charging appropriate rent. But many landlords charge exorbitant and exploitative rents far beyond what is required to cover their costs, and this behaviour needs to be regulated. Students don't understand their rights nor their obligations. My renters don't understand the need for insurance. Perhaps if you include a license program, consider coordinating with a low cost / national provider (such as CAA) to offer a discounted tenant insurance package for the minimum necessary (liability) as well as one for typical rental insurance that also includes \$30,000 contents insurance. As for property owners, they must have insurance if they get a mortgage so it's less of an issue and the insurance needs are often complex/variable. Landlords of units in primary residences make remove units from housing if the cost or obligations under licensing are prohibitive. Many people rely on these secondary units as a cost effective housing option. The City needs to promote and support secondary units, not add costs and limitations to those who provide them.
- Availability is by far the biggest issue I see in my work as a landlord. Properties being taken out of long term housing stock and put into the short term rental market is also concerning. Security of tenancy is a big one too, with long term tenants at risk of illegal eviction due to upward market pressures on rents.

- There are a number of people from other countries and the GTA who can afford to buy the houses in Kingston and then proceed to rent that at an inflated rate. We need ways to combat this.
- Noise issues from renters is a real concern. We had party animals next door in a rented house. City did nothing to help us. Also dogs that are not fenced and violent pit-bulls next door. We couldn't use our own backyard as pitbull came to fence and terrorized us all the time in our own yard.
- Conversion of single homes to multi-rental units is destroying neighbouring property values while not addressing the fundamental problem - namely, the housing crisis is not due to a lack of housing per se, but rather, due to the fact that existing units are effectively no longer part of market supply due to short term rentals. Short term rentals should be disallowed, while taxation for landlords should be increased significantly. As well, the provincial policy to exempt newer units from rental control has failed to increase construction of affordable housing (as originally hoped) since landlords have naturally focused on short term rentals of condominiums instead. The provincial policy requires change. Rent control needs to be reinstated universally.
- This is a huge waste of city resources. I am dumb founded on how this will help the housing crisis.
- Tribunal system needs to be totally revamped. Having the city shove their nose in is only going to create more red tape and more costs passed on to the tenants
- There has been a longstanding issue in downtown of loss of housing stock for single family homes. Rents are too high driving the costs of housing sky high.
- There should be fines associated with unmaintained properties, including garbage and debris on the exterior.
- Taxpayers should pay. Quite frankly ... the city should personally pay (they let this housing mess happen). Homeowners should also pay, they have seen their investments grow to ridiculous proportions through fraudulent behaviour.
- My tenant has not left her apartment for over a year and a half. This is worrisome I live in the house as well. It is a semi-detached house. The other owner is a hoarder and I worry about fire hazards.
- As it stands now, when someone rents a room they receive no tenant rights. The LL can simply call the police and have them removed. This is a travesty in my opinion. This happened to a healthcare worker during cvd. The LL didn't feel safe with him due to the fear of infection and booted him out.
- Who will maintain and enforce the property standards for residents who have to live near rental units. Does the city have a plan for that? What makes the city think this licensing program is any better than the last one that failed and is in the hole?

- We need mom and pop investors to continue building this city, make it easy on them they are just doing this part time and have families and jobs.
- The price landlord's are raising it between tenants!
- Too many tenants do not know their rights. In university towns like Kingston, too many international students and new immigrants are unaware of their rights as tenants. there should be a financial penalty for landlords that dupe tenants into signing leases when a new lease is not necessary (after the completion of a one-year lease). Landlords who dupe tenants into paying higher rental increases without the agreed-upon NI form should be fined (at least one month's rent).
- Availability. What will this program do to help that? Put the hundreds of thousands that this program will cost towards providing more affordable units.
- None of the issues can be addressed at a municipal level.
- mechanical cooling must be provided in each unit and must have the ability to be controlled by the tenant there must be fully-accessible units there must be permanent rent control and profit caps
- I think the main ones are covered: increased cost for little benefit.
- The amount provided by ODSP and OW for shelter is not reasonable considering the current cost of housing. A room is over \$800nowhere near the money provided. A revamp of the social safety net is needed
- The lack of rental units within the city. Volume of units is the biggest issue.
- Bylaw enforcement already exists as well as approvals for buildings. They should enforce current policy and consider the glaring issues that exist around KINGSTON (homelessness, drug use, crime) and how such a policy would displace renters, with no plan in place to house them.
- some of the questions outlined above look like they are geared toward tenants and then copied to landlord survey, ie. Housing availability (securing a unit or a unit of enough size). Survey doesn't get at some of the landlord struggles, non-payment, issues with LTB, dispute resolution, tenant mtce issues, increasing costs with capped revenues, etc. If City is thinking of implementing the program, then City should pay for the program and not pass on costs to landlords/tenants.
- A distinction between secondary units in the landlord's primary residence and investment properties should be considered.
- Costs will definitely be incurred by tenants, when there is a tenant turnover.
- What is the purpose of the licensing and will it actually help solve whatever issue is trying to be solved?
- I am aware that Tenants are renting unused portions of their unit (i.e. basement) to new Tenants, without the knowledge of the Landlord/Building Owner. This is absolutely unacceptable and needs to be resolved. As a very good Landlord, with

excellent relationships with all of our Tenants for well over two decades, we need to know who is living at our properties.

- Landlord must be the one footing the cost, as they are the ones responsible for meeting the conditions. If it was renter-based, the landlord could avoid it if the renter doesn't pay it. It will get passed to the renters, though. Strict penalties must be visible and enforced or else renting will go underground and unregulated. I suspect, good rental places already have these procedures in place, so there is little extra cost.
- Renovictions and rental rate caps need to be monitored; tenants should not have to inform their landlords of their rights. Landlords should sign off on their rights and obligations from the LTB in Ontario and fully understand that they cannot evict tenants because bills are not being paid, or because they want to increase rent. Also they cannot evade obligations like maintenance and snow removal to force a tenant out under duress.
- I am not aware of any issues that are under the control of the Landlord that warrant a rental licensing program. Lack of inventory seems to be a much bigger issue than anything related to the management of the current inventory.
- Yes, parking. When single family homes with driveways intended for 1-2 vehicles are converted to rentals with multiple tenants, each with their own vehicle, parking is an issue. In many cases tenants park on front lawns or the street, preferring the odd ticket to paying for offstreet parking elsewhere (if they can find any). The latter situation is problematic for winter plowing. In other cases landlords convert back gardens into parking lots, which is unsightly for neighbours and noisy (think of car doors slamming at 2 am a few feet from neighbours' windows). Please address limits on parking availability in multi-tenant houses in residential areas. And enforce current parking bylaws, please.
- Any costs associated with any program will be born by whoever's is unfavoured in the market regardless of legislative structure. In the current housing situation this is the tenant because there is a shortage of units. Even if the city pays for the program completely, there will be a very large cost to the tenant since the landlords will either pass on the costs of their lost time etc or will remove the units from the market. As an example, If an overcrowded unit is closed down then this will worsen the supply and demand problem across the city.
- Only the landlord who follow the rules will be punished by this. I routinely see full on crack houses that are left undealt with, while we get a \$500 fine every time our grass grows too long.
- Liability. The City should stay out of this.
- There should be a maximum occupancy restriction

- Landlords need a clear and posted plan for garbage and recycling, as well as parking.
- Pest control
- See my comment above about short term rentals.
- Traffic during rental sites can be out of place for the neighborhoods. Renters speed along neighborhood roads increasing the risk of accidents and injuries greatly. Large vehicles block roads when they are unable to fit in the driveways
- I think the biggest issues with rentals in residential areas are parking. And the city should only be concerned about enforcing this
- As a realtor there are alot of rental listings in Kingston listed by realtors in Toronto area(other cities) I feel that this does a disservice to the renters trying to find info, the priority of these listings is low due to distance and commission fee and as a realtor I have a hard time getting info from them to show let alone renters trying to communicate with the out of town realtor or home owner.
- Short term leases like Air BnB need to be monitored and controlled in suburban areas that are zoned single family.
- Yes, I feel this program is going to waste valuable city of Kingston resources and lots of taxpayers money to implement and police.
- stringently enforce the regulations, collect fines or rents of landlords who fail to comply
- Yes, the zoning bylaws and bedroom count constraints limit the supply of housing in the area, which in turn affects affordability and availability. This will only continue to worsen as a problem as the University keeps growing and housing supply does not keep up.
- Landlords frequent use of N11s given out at the same time as lease agreements to forcefully end tenancies despite the invalidity of that form when presented simultaneous to the lease (something many students and renters DONT KNOW)
- Queen's University and St. Lawrence College, like many institutions across Canada, fail to provide sufficient student housing in proportion to their growing student populations, despite charging high tuition fees. This creates a significant burden on Kingston and its residents. Landlords take advantage of the housing shortage by dividing homes into numerous small bedrooms, often pushing the boundaries of what qualifies as a legal bedroom. These properties deteriorate due to landlords neglecting maintenance, and the cycle continues as students, frustrated with the condition of their homes, treat them poorly. Many of these historic family homes, some over a century old in downtown neighbourhoods, now are only fit for demolition because restoring them to standard family homes would require substantial investment. Ordinary home buyers cannot afford these renovations, leaving only landlords interested in acquiring these properties as

investment assets. The burden on municipalities is exacerbated by post-secondary institutions that increase enrollment without adequately addressing housing needs. Moreover, these institutions, enjoying property tax exemptions, contribute to the strain on smaller cities like Kingston that lack the capacity to absorb such a population influx. Too long have these institutions externalized this obligation of housing onto the areas surrounding campuses, which is hurting neighbourhoods and communities one house at a time. To address this issue, Queen's and SLC must either proactively construct more student residences or limit student admissions to better align with available housing resources. The students, the citizens, and the city of Kingston deserves it.

- I care about the quality of housing stock and think a licensing program could help with this. I hear from renting neighbours that they are afraid to call property standards because they are afraid of retaliation or being evicted for some reason. So they live in difficult conditions because they cannot afford to move. Proactive enforcement can help. I also live in a neighbourhood where people have died in fires. I don't know if those buildings were up to code but I wonder.
- One concern I have is risk of tenant displacement if a dwelling is found to be unsafe or illegal. Landlord's should bear the responsibility of putting tenants in precarious and dangerous tenancies, the same way another business is liable if a customer is hurt due to their negligence. There must be a protocol in place for what to do for tenants who may be displaced by licensing rollout as I am sure Bylaw is aware that there are many unknowns about the number of rental units and their legality. The last thing we need is tenants who would prefer to live in homes that put their lives at risk rather than becoming homeless. This is not a fair choice. There are already standards under the LTB for tenants displaced due to renovations and repairs, but the provincial government has struggled to get landlord compliance, resulting in tenants being displaced and barred from returning to their homes. Instituting a system in which a landlord can only re-enter the licensing program after completing major repairs or conversion of unit into a legal dwelling if the tenant occupying the unit at the time of inspection was permitted to return is crucial. Landlords ought to cover tenant's living expenses or provide a rent reduction if displaced due to gross negligence of property standards or operating an illegal unit—though I can't imagine the City will want to take this on.
- Who exactly is expected to fill the above flurry of forms.
- Tenants' rights under law. How to prevent price gouging.
- I am concerned about the unreasonable/unworkable standards (I was not allowed to keep my standard kitchen sink in basement room - had to replace all the millwork and only allowed to install a bar sink). Dealing with the City is stressful, time consuming and expensive.

- Predominantly student renters are increasing in my neighbourhood and put a lot of pressure on recreational space and transit ways. Raucous hockey playing students dominate ice rinks so that all-year residents do not dare bring their children. Inappropriate use of park space includes playing football through flower beds, playing loudly at basketball nets throughout the night disturbing local residents, piling adults on swings and small-child play structures. And always there is widespread failure to properly manage garbage and recycling leaving both to blow throughout the neighbourhood on a regular basis. There is also a notable increase of parking along the streets throughout Sunnyside, leaving many of the smaller roads constricted and impeding safety vehicle access and active transport (biking). Finally, there is an increase to electric transport devices with no provision for their proper location. Electric scooters, wheels, skateboards whiz through park pathways and along sidewalks endangering pedestrians including the young student population making their way to local elementary schools.
- rent control limitations for newer buildings - enables landlords to increase rent dramatically with little preparation.
- This sounds like it is going to be very cumbersome. Landlord Licensing will discourage small landlords from staying in the business and new landlords from investing in the Housing Provider Business. Sounds like Kingston is trying to take over my business, without any costs to the city. Ottawa is currently evaluating the cost of running Landlord Licensing.
- Biggest issue in the rental landscape is lack of expedient redress for tenant/landlord issues which must go through the Provincial LTB.
- Where does this fit into the landlord and tenant board? Will disputes for the license take a very long time to resolve like they currently do?
- Landlords are often not well informed of their rights and obligations. A course or some kind of instruction should be part of the licensing
- There are so many that they cannot begin to be encapsulated here. There is an urgent need for more housing, and affordable housing in the city and this needs to be accompanied by decriminalization (or at least the removal of bylaws that disproportionately target unhoused populations and substance users) of other environmental and sociocultural factors. There need to be efforts for targeted enforcement of housing violations by landlords through examination of repeat offenders and meaningful engagement with an accountability practice. Finally, this move towards licensing should be the tip of the iceberg as much housing in Kingston is deeply unsafe (black mould, etc.) and there needs to be funded efforts to change this.
- Bad idea

- As per my previous comments, the stranglehold that the major real estate companies/property managers have on supply in the downtown/Sydenham area is a huge issue in terms of affordability. A licensing program will bring no relief to that problem, and will discourage the small investors/landlords who are providing fairly priced and well kept units.
- Landlords can put in designs for the layout of a house that meets the regulations and then do an entirely different layout. That has been occurring for years where plans are changed after approvals have been given.
- The prices
- I do have particular concerns about stories I've recently heard about property management companies (providing poor living conditions, not enforcing their own rules eg around smoking), and using unfair tactics to disadvantage renters who in this climate are desperate for housing and feel they have no options. We need another tool to make rental housing more safe and fair (outside the Tribunal, which is not designed for short-term renters).
- Large nuisance parties, music blasting outside, garbage strewn about with respect to rental properties with multiple tenants, especially in the University area.
- You need to find a way to charge higher fees to landlords and corporations that are gutting our city. There needs to be a disincentive for someone living in Toronto to buy a house here and rent it out to students and not care at all about the local community they are destroying. At the same time you need to make sure this program is not causing harm to people simply trying to rent out a room or basement in order to make their own living situation more affordable in a time when housing is becoming unaffordable for all.
- Issues with landlords trying to force tenants to sign a N11
- Most of the above are already rental requirements and double up on bureaucracy. For example we already have yearly fire inspections. Adding additional inspections and fees is not necessary as long as landlords are following the current rental/landlord regulations and laws.
- we don't have enough adorable housing and you are looking to make renting even more expensive
- Tons
- I think a distinction needs to be made between: 1. Properties that are used for long-term rentals (e.g. residents of the city of Kingston) 2. Properties that are used solely for short-term rentals (e.g. airbnbs) 3. Primary residents that are rented out on temporary basis (e.g. travelrelated or renting a room in a home). The highest licensing fees should be for #2. There should be no licensing fees for #3.



- As stated before, too many air b&bs, student housing taking priority for the new builds over residential family homes, allowing properties to be slums like in the student ghetto area. No oversight on it, when a few of those places catch fire and a student is hurt or dies, then maybe it will be addressed. Cost of rents without capping the amount someone can raise it is also ludicrous. Why should property owners keep their properties in good shape when they can jack up the rent to whatever they want with no repairs being made.
- Landlords should be financially stable to lease and fully aware of lease termination procedures.
- Full disclosure from Landlords regarding conflict of interest. Example: city councillors and city managers that own rental properties
- Students, specifically international students from St. Lawrence College are overcrowding in apartments. I have heard several accounts of there being double the max occupancy staying in units.
- Over regulation by municipal authorities. Make work projects that lead to increased budgets for the self interested party that created this ridiculous survey. This whole thing is leading and insulting. This is a perfect example of a municipal government that does things TO their population and not FOR their population. All this will do is PUNISH PEOPLE.
- The lack of follow-up on suspicious N12 and N13 evictions. Landlords who impose wrongful no-fault evictions should be publicly shamed [REDACTED]
- UNLAWFUL EVICTIONS -- with rents continuing to climb landlords are bullying and pressuring long-term tenants to leave and evicting them with N11s and N12s when they don't leave. Rent controls should be applied to units rather than to tenants to remove the incentive of landlords to get tenants out so that they can raise rents. Municipalities could act together to pressure the provincial government to create rent controls and lessen the inequity between landlords and tenants.
- I live downtown and parking is an issue for me and many of my neighbours, it would be helpful if landlords had to offer tenants parking spaces as opposed to leaving them empty or renting them to others instead. Consequences for abuse of privileges.
- Bylaws for garbage and property outdoor issues should target the people living there. The ltb gives no rights to the landlord to enforce bylaws. These tenants are adults and should be the ones to answer to issues.
- Program my increase the number of renovictions in Kingston and ultimately increase rental rates. - An aggressive program can force landlords to convert their property to a single family dwelling and ultimately reduce the rental market to some degree.

- pests/termites/rodent presence and extermination where do the tenants declare writing that they were aware on moving in, that they have inspected the safety/fire standards/noise /garbage, etc rules? and will respect maintaining those standards?
- Landlords should live in the city or close by so that they can respond in an appropriate amount of time to tenant issues. Given the historic nature of many of the homes that are rentals- landlords need to be required to maintain these instead of just letting the house fall to ruin. I think that Heritage Kingston/Planning needs to be involved. Are there different rules for row houses in which there is a shared wall? There are absentee landlords that do very little to maintain their rentals. Also, some students move to an old house expecting that it operates like a new house and have difficulty dealing with the drafts, unfinished basements, and radiators in old houses.
- Not a municipal concern, but the Landlord Tenant Board is a concern in terms of holding landlords accountable.
- There is not enough housing and the city has been too reliant on developers to build units—and many are being built, but not in the least bit affordable, never mind rent-geared-to-income. The city needs to step up with the help of the provincial and federal govts.
- Lighting. Some landlords are arguing 'safety reasons' and installing floodlights around buildings. It feels like the whole neighbourhood is inside a stadium. Light pollution should be taken as serious as noise.
- Yes. Sometimes landlords take advantage of International students. There should be laws where renter rights are protected when it is sharing space with the landlord.
- The city needs a plan for truly affordable housing. You should not let any other units be built unless they're subsidized for rent. I don't mean one or two units are at market rent or below, I mean actual housing that people on minimum wage ODSP or OW can afford. The city should possibly Mesa Paul by law around rent control.
- The city needs to build more affordable housing without relying on the private sector which continues to fail to deliver and is not likely to change its preference for higher end accommodations.
- No, the survey covered all applicable concerns.
- Landlords are denying rentals based on pets and children. Much more lucrative to rent to students so they can cream 6+ bedrooms and charge a premium.
- Issues related to enforcement of bylaws and standards.
- maintenance issues - pest issues - landlords gaslighting us into thinking that the house doesn't have any problems

- There is overblown concern that 173 short term rentals are eating into the available housing stock, while nothing has been done to address Queen's and SLC adding hundreds of students year after year without any place for them to live! There was also been irresponsible reliance on "trickle down" effects of the only new builds being unaffordable housing.
- Implementation costs? Cost to the renter and landlords can drive up already high rent costs in Kingston.. It has to be simple and easy to implement for all parties involved. Costs can be shared - systems have to be fast to get approvals and to get work done so landlords are not waiting and losing rent money waiting on inspections. the rollout should be well thought out simple easy to understand. Maybe introduce a phased system ....the first two years of the project focus on fire safety and building code safety then add on.....
- It is important that rented spaces are safe and environmentally appropriate. There are some places that get run down and often tenants feel concerned about bringing issues to the landlord. I have heard of reprisals including increased rent and "renovictions". This licensing program should help bring more dignity and security to the tenant. I hope that it also causes a general rise in living conditions in the Kingston area. I am concerned about cooling in the hotter months. Standards need to focus on the health of the tenants.
- Issues regarding neighbourhood of rental units.
- The number of "landlords" that aren't actually landlords as a profession is ridiculous. Random people looking to make an extra income on the side but not willing to put in the work.
- Illegal use of N11s to prevent tenants from accessing their right to housing.
- How do we address short-term rentals such as airbnb? These units operate almost like a hotel, not a standard rental, yet are often in areas zoned for only residential. How to we ensure that these units aren't becoming a nuisance and also encourage more long-term renting availability over short-term?
- The fact we as owners cannot get any help from the city in dealing with nuisance neighbors
- Landlords commonly take advantage of students and vulnerable populations who need a place to live.
- Pest control especially rat's and mice Yes, the biggest issue - Kingston is not a big enough City to support this kind of licensing program. Staff will say they can administer it within current resourcing but it will actually be at the expense of other ongoing work (or possibly at the expense of non-union staff's personal time). Based on the questions (above) this is a huge amount of bureaucracy to create a program that regulates one of the few things that has not been downloaded to municipalities from the Province. Why would the City take on this extra regulatory program when it cannot sustain its current programs? For

example, Heritage enforcement was recently brought forward by staff to "reconfirm" that Council wants them to enforce on infractions - which was a shock to the public who thought it was already happening, based on the clear policies to that effect.

- No matter what the cost contribution officially is, tenants will end up paying the costs. Either directly or indirectly.
- Please do not assume that all landlords should be inspected and policed for all manner of infractions as you have listed when we have had satisfied and comfortable tenants (guests actually) for years without any concerns.
- Yes What if the landlord wishes to sell? Can one be put out in the street because un able to find another rental that they can afford?
- i own multiple properties but all of my tenants are family members. i am not a landlord to make money. i am a landlord to support family members who would not otherwise be cable to afford housing. i am currently not even breaking even on my properties. my tenants cannot afford more rent and i don't have the heart to just sell everything off. however, if i am faced with new fees for each property, i would be forced to sell off 5 affordable housing units in the city.
- Please focus on violators, not the landlords who keep things in good repair.
- Too many regulations for small landlords. buildings with less than 4 units should be exempt.
- A plan for maximum rental limits by area.
- Price gouging is rampant in Kingston people who own houses to rent are changing more than is easily accessible to the renting people
- This will only add extra bureaucracy and cost and likely change nothing.
- living near a number of rental units both houses and rooms, property maintenance is extremely variable and especially for those living near by. One should not be able to tell a rental from a owner occupied property.
- Stop trying to regulate the private market.
- Absentee landlords do not make themselves aware of garbage, damage to homes, etc.
- Governance of issues being adhered to
- question 4. Dumb if the landlord pays for it, the renter will in turn pay for it? Who thinks up these questions.. Why more and more gov oversight. Without people who can afford to buy a rental there would be NO rentals.
- With the climate crisis, air conditioning is becoming less of a luxury and more of a need. I believe that we should move towards air conditioning being a required utility in the summer, much in the same way that heating is in winter.
- unless you legislate against AIRbnb youre really throwing farts to the wind at this problem.

- Standards around bedbug, cockroaches, mould management. Landlords should have a plan in place for managing these issues, especially between tenants
- it is important that landlords provide a safe, stable, and liveable place for renters. We need inspectors to be able to review/do inspections on an ongoing manner. And if a landlord is in violation then ALL of their properties need to be addressed, not just the one that triggered. This cannot be a one and done situation. And under maintenance, we need to look at pests, too, and monitor for mould. I think the 1-4 units is too small. We sold our 1200 sq ft home in sydenham district a few years ago and we were told by a realtor that the house could easily hold 6 units (3 bedrooms -one so small that with a single bed the nightstand needed to be turned sideways to close the door - like 6' x9'), the dining room (another bedroom), the garage (another likely illegal bedroom although it was insulated and heated), and the kitchen nook/sunroom (also tiny and no subfloor very cold in winter). This would leave a hallway, living room (comfortably seats 4), and kitchen (now with no room for a table that would comfortably seat 3 up against a wall. Strongly suggest you move the number to 6 or 8 otherwise there will be a bunch of rentals that now magically have 5 units. We sold to a family but my point is still valid.
- Due to the increasing number of houses in my neighbourhood being used for rental, I have noticed a decline in property maintenance of those properties.
- I think the rights of a home owner who has a rental property also need to be considered. I have a family member with a tenant that has become hostile. They are seniors with a fixed income & he has more rights in their home than they do. That is wrong!
- Renters stay at the houses without paying rent and the law in some cases protect more the renter.
- Livable rates, based on square feet of rental space, should be established and adhered too.
- Demolition by neglect of rental housing followed by replacement with poorly planned and constructed buildings is unsustainable and will lead to the steady erosion of communities. Student rental pressures are enormous compared to local rental impacts and distort the housing landscape without accountability or interest in the long term health of the community.
- Outdoor cats that roam. Must be licensed and owners reminded of the bylaws that all pets need to be limited to their own property. Very important
- Making some of the terms in a contract more public could reduce the amount of illegal terms landlords put in student contracts and ensure the tenants and landlords are getting a fair deal.
- Parking on lawns, garbage in back yard, overcrowding,. All are easily addressed through inspections.

- Lack of affordable housing!!!
- Tenants will pay all the costs, in that they will be reflected in rents charged. Taxpayers should not pay any of the costs, given the program will be ineffective and produce no benefit to taxpayers.
- Should not happen.
- I hope any inclusion of a Provincial offences convictions check would not include issues like parking violations, speeding, or hunting out of season.
- Parking is often an issue since many rental units don't have enough parking spots and use the street for additional parking. This is a big issue on [REDACTED]. Rental occupants park on both sides of the road creating a bottle neck on the street and a safety hazard to both motorists and pedestrians. A similar situation has developed on Thornwood as well. This causes delays to EMS attending to emergencies and difficulties for school buses dropping of children as well. A parking space requirement must be included with the rental unit licence that is greater than 1 spot. A 2 or 4 spot minimum (pending on the number of units in the building) should be required.
- What happens if tenants don't pay rent or disappear without paying rent. What about tenants damaging property. Issues are not just policing landlords. Some tenants repeatedly don't pay rent. What about tenants who share a household with the landlord. These tenants do not fall under the landlord and tenant act so therefore does the landlord have to register?
- I wasn't even aware of issues that were listed.
- This survey has not touched on the underlying issue of known criminal activity at individual address that makes a property unlivable, such as meth labs, drug dealing, trafficking, gang activity, domestic abuse, etc. obviously these are issues for the police, but the police do not attend unless it's a student party.
- Both landlords and tenants need to be held accountable for past and present issues (maintenance shortfalls, rent nonpayment)
- Trespassing on neighbours and glaring lights shining into homes and into oncoming traffic sometimes. Why do you not have an item in question 5 "Timeliness of landlord in response" parked-in blocking sidewalks
- What about Air B&Bs and such? They must be licensed and have to pay any "hospitality", etc. Taxes that the hotels must pay.
- The LTB and RTA govern all long term housing issues in Ontario. It's nonsensical to try to create a set of bylaws that landlords and tenants are supposed to follow but may be contrary to the RTA. You are proposing a number of inspections but what if the Tenant considers multiple inspections to be harassment and complains to the LTB? A landlord applies for a license and is found to have a criminal record. The landlord is then to stop landlording so has to evict their

tenant? The landlord not having a license is not a valid reason to evict a tenant so the municipality has created an impossible situation.

- Building Mental Health Housing, Disability housing , Nursing Homes, and OW housing! That will bring down rent cost significantly.
- I am concerned with the amount of administrative work associated with the program with limited ability to enforce against bad actors. It seems that the city is penalizing all landlords without much direct action against the bad offenders. It is my opinion that this is a blunt instrument to find a few percentage of landlords that are not providing good services to their tenants. Most landlords in Kingston want to have a good relationship between tenants and landlords while reducing administrative costs to engage in the relationship. All costs will inevitably be past on to tenants as the housing market is constrained on supply.
- Landlords must communicate to their tenants that parking on the property is not permitted on front yards or walkways
- A rigorous cost/benefit analysis which can be used by impartial observers to determine whether or not the bylaw is likely to deliver sufficient real value to more than offset the cumulative long-term costs to renters, landlords and taxpayers. The City showed no appetite for such rigor in the course of its highly flawed STR bylaw process which, by all objective measures, failed to deliver on any of its touted promises.
- I am concerned that the cure will kill the patient.
- Qualifications and neutral position of those doing repairs. I have frequently experienced residential landlord hiring a friend, spouse of a coworker, etc. to do repairs. Repairs that should take a few days can take up to a month to complete, and the repair person answers all questions with an extreme bias in favour of the landlord. "Of course the basement floods. It's a basement. There won't be a need to check for mold; drywall doesn't get mold." A friend-of-the-landlord repair man really gave that answer when I asked him questions about my flooded unit - the landlord was present at the time. The unreasonable timeline of a repair being completed by the friend of a friend type of repair person is that they only arrive to do repairs when they have time off work, or in the event that they do repairs for a living, when they have time between the real jobs they've been hired for.
- Many of the suggestions above (ie. inspections), are required when creating a legal apartment, so would not be necessary to provide proof of hvac inspection if it was already done by the city.
- Exterior upkeep in terms of garbage and recycling.
- Find the illegal units and act on it.
- While we know that there are some neglectful landlords in the city, we believe the city would be remiss if it doesn't acknowledge the undesirable behaviours of some tenants as well during this process. While we do our utmost to provide safe

and clean rental properties, there is virtually nothing that can be done to prevent or rectify the neglectful practices of particular tenants. We call police or property standards - both refer us to the Landlord & Tenant Board. Meanwhile, delays at the LTB have compounded this issue to unprecedented levels. For example, an application filed in May of 2022 will be heard at the LTB for the first time in January 2024. That's 20 months to wait for a hearing with no recourse for the landlord during that time.

- Track and limit units that are airbnb's also or similar short-term rental
- most of the items listed in #12 are not the jurisdiction of the City, and are covered by other agencies. many of the items do not apply to all properties, or provide no benefit (in my opinion). Instead, I suggest that you promote inspection services so that tenants and landlords can alert city officials to potential problems that directly relate to bylaws and actual requirements (not a wish list that does not reflect actual current requirements that are under the jurisdiction of the city). As for the various items, if you think they are important, why not do a phased in and proportional approach? eg why not provide guidance or "FAQ" sheets if you think they are important for rental properties (ie the wish list)? Why not start with education and outreach (of both tenants and landlords). Requiring the laundry list of costly items listed above is excessive and punitive, and seems like discrimination against the law-abiding and caring landlords.
- Property standards Bylaw
- Housing Supply
- Who is requesting this licensing?
- Parking plan?

**Q29: Are you aware of any other issues surrounding residential rental housing that have not been included in previous questions?**

- Landlords should be solely responsible for any fees and if made law, should include protections against these fees being passed down to tenants (increased rents, special deposits, etc) Being a landlord is a business and it's time it's appropriately treated as one, instead of a free for all cash enterprise by local, corporate, and foreign firms.
- Sounds like this is going to create a lot of extra expenses for everyone, which will end up raising rental rates and cause more disruptions in availability of rentals as landlords try to book the various approvals that will be required. There seems to already be a back log in approvals for people renovating and building, to implement all these different inspections, etc is going to further backlog our city.
- There were no questions on short term rental expectations (e.g., regulation of AirBnBs).



- An idea would be to make Reserve Fund Studies mandatory like in condo corps, detailing items that need to be replaced in the near future, how long they have before they have to be replaced, the cost for replacing it, and how the landlord intends to make a plan to pay for that.
- This program seems like a way to make housing even more limited and challenging in Kingston where we already have an affordable housing crisis. I am strongly against this program and think it will severely negatively impact Kingston rental housing
- Build housing.
- I believe landlords should pay for all costs with licensing as part of the privilege of having excess housing to rent but there is no way to stop landlords from including this fee in the rent they charge to ultimately have renters pay the fee.
- As stated earlier all Airbnbs should be taxed as commercial properties..
- I understand there is a strain on housing. Housing of families is important and should be prioritized over short-term rentals, especially in residential areas where single family dwelling units are prominent. This keeps the character of the neighbourhood aligned with the family unit lifestyle and maintains a community vibe.
- Costs will just be passed onto renters making housing affordability even more difficult.
- We certainly need to address poor standards among landlords, however care should be taken to not hold rentals to standards the units owned are help to except where there is a very clear reason to.
- income statements for the landlords should be public record to justify the costs of rent.
- Given the limited quantity of rental housing available, making landlords get licensed would only have negative impacts on the supply of rental housing. (decrease the supply). Kingston should be doing the exact opposite to this policy, they should be incentivizing current landlords so they will be willing to invest in more rental housing in Kingston.
- Moving to eliminate the corporatization of residential dwellings is necessary to stop the spread of the cancer that is the leading cause of stratospheric rise in the costs.
- Im a retired landlord and for me this is a little crazy. We already have municipal and provincial bylaws that cover all aspects of rentals. If this goes through this will be an expense that will and can be added to a tenants rental cost.
- The rental situation is fairly grim for many Kingston residents. There is very clearly a divide growing between those with land wealth, and those without.

- The landlord needs to be responsible for the maintenance of the property or have someone locally that can do this. The City of Kingston should have increased fines, more strict penalties for reoccurring offenders.

Rental units often have way too many cars parked all over the road, often blocking the sidewalk and bike lanes such as on [REDACTED] area.

- 1) The applicability, frequency of inspections and certifications and proof of their completion needs careful consideration
- Privacy and storage of data
- Parking is a BIG problem in residential rentals as well as garbage and recycling rules not being followed - it's apparent to me that the renters either don't know the maximum garbage-recycling rules or simply don't care. The price of rentals are ridiculously high which means too many people live in 2 bdr/3 bdr units to pay for the rent and these houses don't provide for storage (many have 'stuff' right next to the house due to no access to the garage/back yard if you rent the lower unit etc). Most don't shovel their driveways or cut the grass making our neighbourhood an eye sore. I regret having purchased my home in this neighbourhood now that most of the houses are rentals.
- We were landlords previously but lived in town and so ensured our property was kept up to standards (parking, lawn maintenance, garbage, items outside. Etc) we have people with trampolines and pools on their front lawn because of turning homes into basement suites.
- Please do not implement this until rental prices come down, or the quantity of housing is increased in the city. If this was implemented say, 7-10 years ago, it would have been a completely different story. Please take current rental market conditions, and inflation into account with your decision.
- The more regulations, licenses, Fees you implement the more it ends up costing landlords, tenants , tax payers. Who ends up losing is the landlord who trys to make a profit. If they don't less people will get into rental units causing less housing for renters . Renters lose out because rent gets to the point where it's unaffordable for them. At so e point costs to people need to weigh out the risk. Things like maintaining the lot and building should be done. However when fees are too expensive and people cannot afford to pay rent to landlords cannot make profits then people end up on streets etc. Reduce fees etc so rent is attainable for people who need to rent
- costs associated to landlords would probably be deductible as operating expenses
- See above

This seems to be a major barrier to creating more rental housing. Not sure what

the city is trying to accomplish. All costs will obviously fall to tenants. If the city wants nicer rental units, the city should become a landlord itself.

- Terrible idea
- I am a small landlord and wanted my property to help supplement my retirement but I am starting to realize this is not a reality. I hope the City makes the decision to license rentals ASAP so I can get my property listed for sale.
- The reason that there are challenges with poor quality rentals at high cost is lack of supply. Adding more regulation is not going to solve the problem. We are a community of NIMBYs and it takes far too long to build the high density residential that developers are trying to build in areas that completely make sense (e.g. along Princess Street in Williamsville, on Queen, on parking lots in downtown).
- This framework will only inject costs into the system. Those costs will ultimately be passed along to tenants. The net result is that tenants will be disadvantaged. I hope responsible landlords can opt-out of this pilot project.
- It's unclear if this program would affect non-conforming units within the city. Many rental suites are not technically conforming and it would be nice for landlords to know in advance what the process will be for managing the inventory of non-conforming units in the city with respect to inspections and regulations.
- People are going to freeze to death downtown if we don't build non-market housing. This proposal is only one tiny step towards housing equity. Don't stop here.
- Provincial Law now requires landlords to provide building ownership and property management information to tenants, so it is entirely appropriate the City does too. Having it made available by the City actually benefits tenants so they know who they're doing business with. It also removes a barrier many tenants currently face when trying to find out who owns their building (property ownership information records cost money, and one has to know to go to City Hall and check the electoral records, which can only be done during regular business hours) Making corporate information available would likewise remove a giant barrier facing tenants who need to take legal action against their landlord.
- Needs to be a fair system, where all of the onus is not placed on the landlord. Previous questions speak to safety plans and property maintenance, but in many cases, damage and unkept properties are the result of tenants' actions.
- Re: Who should pay, it would seem that the landlord would have to be the one obtaining the license, and so paying the fee. It would be added to the other various expenses of operating the rental, and while not directly impacting the tenants would weigh on the scale, possibly prompting future rent increases.
- This is a money grab for a few bad landlords. Do something to target them and not everyone in general.

- Homes originally built for single family occupancy should remain single family occupancy and not be converted to multi-family housing. Policies and standards should be strictly enforced to maintain the quality of the neighborhood.
- I am begging for the city to do something, ANYTHING, about the housing crisis that occurring right now. There are places in Kingston listed for the same price as apartments in TORONTO. How can you stand by and let that happen?
- Before I found the house where I now live, I stayed in short-term rentals (mostly AirBnBs) for about 18 months. Some of the AirBnB units had previously been longer-term rentals. My experience made me realize how dire and desperate the rental situation is now (and not only in Kingston). Regardless of the cost of rent, the majority of places where I stayed had either mould or chemical smells (I have chemical sensitivities and allergies so this was a health problem for me) and little regard for fire safety measures. I had to leave a couple of places where I felt unsafe and stayed in hotels until I could find other accommodations, and given the tightness of the rental market, did not feel that I had any recourse. The persons renting were glad to collect the added income, but did not seem to have much awareness about their responsibilities for providing safe healthy housing. While the tight rental market cannot be easily fixed in the short-term, perhaps raising awareness about landlord accountability might help, even if that would decrease availability. Difficult choice between availability and safety. The tragic deaths caused by a fire at an AirBnB in Montreal come to mind. FWIW, my first house was a duplex. I had tenants for ten years and was able to cover my costs and maintain a safe building even under rent control rules at the time. Many of our current social problems are the result of unbridled greed.
- Will there be auditing or a quality assurance process? What will be the deterrent ( e.g. fine, etc)
- Landlords have saved their money, purchased an asset worth hundreds of thousands of dollars, then watched multiple layers of taxpayer-paid bureaucrats take away all of their rights with respect to that asset. Get real.
- The lawns of rental properties in this area were cut TWICE this past summer.....mail boxes overflowing . Garbage and recycling not put to curb..and not wanting to assume....backyard is full of garbage and rats have been spotted  
[REDACTED] “run” the contract with these rentals.  
I can go on but I hope by now you get the picture  
Parking is a problem ...perhaps Monday,Wednesday,Friday on one side .....you know !
- this will be a fight between landlords who do not want an extra burden placed on them AND property owners in the area 3 tenants who live in the homes...for the

sake of safety and keeping our city clean - please - DO WHAT IS RIGHT for keeping vulnerable populations safe and communities enjoyable for all

- i am concerned about short term rental of entire units taking housing units out of circulation, could there be a mechanism to reduce or limit this (eg a large license fee? )
- This is a backdoor attempt to stop more units being available, contrary to federal and provincial initiatives. The country shortfall of places to live increases by 265,000 homes a year (and more apartments), and the city is attempting to make it more difficult for landlords. Where do you expect people to live? An HVAC inspection on a secondary suite? Is this a serious consideration.
- A rental license sounds in many ways superfluous...there is a standard lease with rights and obligations noted. If rental property owners renovate, there is electrical inspection, isn't there? Can't we trust licensed plumbers? I put in a new ceiling in my rental unit and it was necessary to have a fire inspection.  
If people who rent units cheat, and bypass... a rental license won't catch them, will it?
- Subsidized rents should be available for all apartments not just a select list.
- There is clearly collusion going on among the large property managers to create a false sense of rental shortages in Kingston. They do this by falsely telling students their only leasing options are May 1-April 30 leases, taking illegal actions to prevent students from going month to month, and getting them all chasing for apartments at the same time, on top of potentially colluding on price. (As well, most statistics are only for apartment buildings and exclude houses converted to apartments, for example. These make up the bulk of student housing). Again, regulating the large property management companies is where the City should start. This should include requiring them to file copies of their signed leases and any related documents and conducting reviews of them for compliance with the law.

It is quite likely building standard and fire reviews will lead to expensive renovations being required for old housing stock where heritage doors and windows do not meet fire code etc. Will the city Heritage

Department be able to handle the approvals required and assist in funding the renovations?

- There is no timely/rapid response process for resolving complaints. For tenants or for neighbours who may be experiencing issues.
- A) This licensing will probably lead to an endless stream of tenant complaints which someone will have to process.  
B) Since tenants seem to have all the rights, landlords should be given some rights too: 1) monthly inspection of unit; 2) right to bring City in to inspect if unit is

too dirty, too much of a fire hazard, subject to vandalism; 3) if City confirms the dirt, hazard, holes in wall etc., right to evict.

- A license should ensure that both the tenant and the landlord has support, protection and backing. there should also be a registry of delinquent tenants that a potential landlord can access prior to accepting an application while the licensing office should maintain a registry of disreputable landlords but neither should be on the list for petty. When landlord or tenant is a company/business/corporation/ etc then the beneficial ownership must be provided with full details of the appropriate individuals involved and the ownership details of the company/business/corporation including citizenship/nationality, It should not be acceptable that ownership and relationships should be hidden behind numbered companies because real estate is the biggest form of FINTRAC violations in this country.
- Short term rentals make the housing situation worse, IMO, and should be strongly discouraged.
- Drop this and enforce current laws in place. Force all departments to work together including levels of government. The amount of paperwork, inspections, reports, etc. is overwhelming. If we can satisfy all current legislations overwhelming amount of work, costs and time, so can the City of Kingston staff.
- this needs to be extremely regulated and enforced and perhaps, there should be a limit on each street to how many rentals are allowed per street, as this considers the needs of longer terms residents who have invested their money in a home and don't want their property values reduced
- Quarterly inspection by the owner/landlord/property management
- This is overdue. I used to live in another university town and I never saw the conditions students lived in until I moved here.
- I cannot believe taxpayer money is being spent on this stupid idea. Are people so clueless that they don't realize it is Landlords that need the protection?
- zoning should allow or restrict rentals as appropriate
- I do not support residential rental licensing.
- This is going to be a half baked unbalanced taxation driving the cost of doing business that is already through the roof
- Move onto another idea to raise money please. No one will win here. Housing affordability is already a huge problem this will make the problem so much worse.
- As mentioned, a lot of concerns with additional licensing. Would be happy to discuss further anytime as this is an important issue to me.
- Politicians who have rental investments should not be allowed voting on anything related rentals.
- I think Landlords should pay higher property taxes as it is a business

- There is a vacant home in our neighbourhood. It has been vacant for at least 7 years. This should be made a rental or sold. It is maintained outside, which is good. I could see a young family enjoying the home and the location. Please consider charging additional fees to people\who leave their home unoccupied for long periods of time.
- This survey may inform City staff, but it has done nothing to inform landlords of the potential obligations and costs that licensing will impose. Why is licensing considered necessary?
- I do not see how a residential licensing program will improve housing availability or mitigate rising costs for landlords and tenants. In fact it may well do the opposite. How is it going to protect landlords from bad tenants, or protect tenants from bad landlords?
- Is this just another way for the city to collect licensing fees without any tangible benefits? Why would the tax payer have to pay anything when they are not involved in the rental relationship?
- There should not be any rental licensing for monthly rentals unless is short term rental like Airbnb
- Who do you think will pay for all these inspections you are contemplating? It is not evident that the community has the capacity to conduct that many inspections. Inspections are expensive!
- It is a mistake for licensing to apply only to properties that have up to 4 units. I understand that it is the smaller buildings that are a potential problem usually because of poor conversions (some legal, most not legal) but there are also conversions for buildings to create 5 or 6 units. In some blocks, identical buildings have been converted some with more than four units, others with four or less. It hardly makes sense to make one owner get a licence and to exempt the other. If a class of buildings is going to be exempt it should be those that are purpose-built apartments (that is, not conversions) and/or those that have gone through a site plan process.
- If many of the items mentioned in Question 11 were initiated it would definitely cause rental properties to be sold to the highest bidder which is not what the city should focus on. The construction of new affordable housing is vital to the city. Affordable housing needs to be in the area of the city that offers public transportation to curtail the expense and environmental hazards caused by vehicles.
- Quit allowing rent increases for fake sales that are just name shifting . Enforce rent increase limits
- DO NOT under any circumstances add costs to renters. Rental fees and cost of living is already way too high. Who would want to pursue this??? I don't get it.

- My husband and I love that you're asking these questions. We're a social worker and fire fighter, this is so in line with our values and the needs we see in the city every day. We would love to own a beautiful historic home downtown, but most are so run down from years of neglect that they have become irreparable. Consider more regulation for historic residential homes, unfortunately landlords will take them for what they're worth if you don't create and enforce policy.
- The city of Kingston also needs to hold back on using homeowners taxes as escape goats to pay for services that are expected for the city alone to pay for. Taxing to death the Homeowners & especially renters is NOT the answer to address the city's lack of interest in establishing and correcting the city's spending habits. Renters & homeowners ARE IN FACT the reason Kingston even exists at all, without us living here, paying taxes and extremely high rent and high food prices Kingston will be an active ghost town.
- Renting in Kingston is unaffordable. Stop student only housing. Stop giving permits to flip houses. Stop allowing insurance brokers to own rental properties. Stop letting people with houses make decisions that affect renters. Listen to renters concerns.
- It might be better to require licensing for landlords that makes sure they are aware of their responsibilities (like dealing with pests, fire safety, responding to tenant complaints, etc), but that doesn't involve info on the unit or inspections, because then there will be some accountability and awareness for the landlords without removing all the iffy units currently on the market and making the housing situation worse (there are many units in Kingston without a fire exit, for example, which is a large scale renovation).  
However, this licensing will not address the issues of a) over pricing, and b) discrimination by landlords against people on ODSP. Landlords should be aware that it's illegal to say they won't rent to people on ODSP - many landlords in Kingston say things like "must be a student or working", and some are more explicit.
- I would like to see government (whether municipal, provincial, or federal) build and operate rental housing—not just for low income residents, but mixed-income development. I recognize there are big barriers to this, but I think it should be a long-term policy goal.
- This program will deter landlords from renting out properties due to added expectations by the city. Costs of upgrades due to city expectations could lead to reno-victictions or improvement costs could be passed on to tenants making rental costs rise.
- The City should be aware that it is possible to over regulate. There should be a level of autonomy provided to property owners to own and operate thier property as they best see fit. I would hate to see the City start to regulate the number or



amount of residential rental properties and prohibit a tax paying resident from obtaining additional income from renting their own property should they choose to do so. Any regulation associated with residential renting permits should be strictly limited to matters of tenant safety and not supply and demand.

- I am concerned that, given the already high cost of housing in Kingston, a rental licensing program would further increase this cost
- The focus should be on Safety. No Vermin. No mold. Carbon Monoxide monitors. Radon levels checked as recommended by Health Unit. Secure doors and windows. Fire routes from secondary suites . Fire extinguishers.  
I hope this is successful. It is long overdue and other committees and programs have not worked.
- Question 11 above increases my concern about a licensing regime becoming quite onerous for small landlords like myself. I don't relish the idea of having to line up multiple inspections and provide a lot of documentation.
- This was an issue raised during the municipal election in 2014. Why has it taken this long for City staff to start examining it?
- The cost of licenses should absolutely not be placed onto taxpayers.
- 1.) Permits for "Holiday" rentals, AirBnB, VRBO should stipulate a minimum 6-7 day rental period. Shorter holidays periods should be limited to Hotels, B&Bs, and comparable. i.e., No one or two night party venues permitted within the city limits.  
2.) All Landlord/Ownership information should be made available in a public, accessible register or record.  
This is to provide transparency for prospective tenants and enforcement personnel, as well as the general public.  
3.) All landlord records should include all instances of failure to comply with municipal and other code requirements.  
4.) A landlord's permit fee should be increased by a set percentage every time that landlord has failed to comply with Municipal and/or code requirements. Conversely, Landlords who have consistent good records of compliance should have their permit fees reduced for each consecutive permit period for full compliance with municipal and code requirements.  
This creates an incentive for good stewardship and a disincentive to bad actors.  
5.) A publicly accessible record of renters, comparable to the record for landlords, should also be maintained.  
6.) Prospective tenants without a rental reference or public record entry should be subject to a six month probationary period, during which expedited eviction is permitted.  
This is to protect landlords, neighbours and subsequent renters from the bad actors who exploit landlord/tenant legislation/regulation and abuse or misuse

rental properties.

7. Landlords should have the right of refusal to rent to tenants whose public record includes instances of abuse or misuse of property.

8.) Creating and maintaining such records should not be beyond the competence of city staff.

9.) All permitting fees paid by landlords and tenants should be directed to the costs of creating and maintaining such public records.

Otherwise, landlord/tenant permitting would constitute only a crass revenue grab by the City.

10.) Under NO circumstances should the cost of any permitting/licensing regime be paid by any levy on taxpayers generally.

That would give renters a free ride while all costs would be borne by landlords, homeowners and businesses.

Only landlords and tenants stand to benefit from the transparency provided by permitting and public records: They should be the ones to bear the cost.

- Please include a list of issues in your survey to substantiate the need of a regulation!!!
- Property Management companies should be included in this review since many landlords are absent from the City and do not know about the issues around their properties.
- If a landlord is found to have not let a tenant know of a potential issue before they move in and they then make comments that the tenant is the cause of their issue there should be a means to have some sort of compensation
- No-parking zones around bus stops must be enforced.
- I don't want anyone coming into my home to do inspections. I am vulnerable and don't want stranger in my house.
- Landlords need to be held to greater accountability for the actions of their tenants and City bylaw needs to do proactive enforcement in problematic areas and give more attention to the west and east ends of the city. Parking enforcement is done proactively on downtown streets and municipal lots but cars can park on west end streets for weeks or months at a time without anything.
- Without more equitable housing, there is very little that can be done.
- I do not see the need for this wasteful and unnecessary program.
- Many tenants are taking advantage of landlords and the Act and process to evict or charge tenants is not practical, hence I will be very cautious if I ever rent again.
- If this is put into place, it should be kept as simple and straightforward as possible limiting the challenges for landlords to put these in place, while ensuring safety of renters and all property visitors. Landlords have been scrutinized a lot lately and it has made it difficult for them (us - as we used to be landlords) to

invest in property rental. The laws seem to favour the tenants much more when landlords are assuming all the risk. If we make this too difficult for landlords, we may be worsening the relationship between tenant/landlord. Whatever happens with this licensing program, the responsibility needs to be distributed fairly between landlord & also the tenant.

- I am more concerned about the proliferation and lack of enforcement of existing rules around AirBnB as a driver of high rental costs, the lack of meaningful taxation of landlords at all government levels, and the absence of any meaningful instigation and enforcement of affordable housing as a mandatory component of any new-build projects than I am about any of these issues. This feels contrived as a "NIMBY" initiative to respond to issues that are immaterial next to the very real issue of rental availability and affordability, which drives homelessness and any number of concurrent problems. I don't care about the city enforcing rules for "bad" tenants if the core issue is these tenants have to work three jobs to make rent and don't have the time or energy to maintain properties to city standards.
- I don't think licensing is a good idea as it will cost tenants more and most of the items above seem to be already covered by existing laws.
- not at this time.
- How much should the city spend to implement and enforce this idea? Should the city use this as a revenue stream? What will the fees be for landlords who do not get a license? Should the city employ more people to enforce this? Please explain how this helps the housing situation? What are the expected rates for licensing? will it be based on the number of rooms, or what?  
Please tell us how licensing help the landlord, the tenant, the city, the homeless, etc. Who will benefit the most? If there was licensing would you remove your rental from the market?
- Please implement this program. It would help people, including residents and students, in our city ensure units are regulated and properly checked.
- Other than being shocked at the above suggestion of control. If the city tried to provide housing with all the regulations suggested the rents would be out of range. So hypocritical demanding regulations of landlords and turning around subsidizing with tax dollars your city run facilities. With the above suggested controls why not subsidize landlords who can run their operations much more efficiently.
- Any regulations and rules MUST be able to be enforced. Paper promises only frustrate those in need.
- The structure of question 6 is inappropriate as it does not allow for equal ranking of important issues

- I live on [REDACTED]. I see the neighborhood deteriorating. Excessive cars, garbage, low property maintenance. If we want to maintain our quality of environment, we need to follow through on this program.
- Clear max number of per rental area..one on are street has 9 adult's in a 3 bedroom house and 6 cars
- This program will only reduce the amount of rentals available when there is a shortage of housing.
- If this system of licensing is not implemented for some reason, at the very least it should be applied to members of city council who own rental properties. There is a common perception of conflicting interests regarding political representatives and housing in Kingston, and implementing licensing requirements to be both a city councilor AND a landlord would help rebuild trust.  
I have seen people come to this city with a job, a university degree, and their whole life ahead of them, only to be ruined by the utter lack of affordable and safe housing. I have had to abandon my own career and life goals because I can't find a place I can afford to live on my own.  
I have helped homeless parents retrieve their child's backpack from a dumpster after their tent was destroyed on council's orders. I have watched as almost every shelter in this city has been closed, one by one. Half of the city is screaming for help, and the response so far has been too quiet to hear. A dramatic gesture is now required. Drastic action is now necessary. This is a challenge, but also an opportunity for someone at city hall to make a career for themselves as the one who slayed the housing monster.
- this is a ridiculous tax grab that will be passed onto tenants.
- These fees will ultimately be passed on the end user.
- Landlords should be required to provide a record of every time they've been before the Landlord Tenant Board in the 5 years prior to their application for a license. This information should also be made public so that Kingstonians are aware of any illegal behaviour their landlord has done.
- I purchased a house that was a former rental and it had knob and tube wiring, I cannot believe the landlord was unaware of this as he is a major developer and landlord in Kingston. There are so many fires in rental units. Get this licencing sorted out asap! Landlords should have to put 10% minimum of the rent collected back in to property maintenance!!!!
- Enforcement needs to be done better for both bylaw enforcement around the city and property standards. [REDACTED] literally annexed with no permits no less of course the city boulevard and a public on street parking space to fit in a 3rd parking spot for their tenants. The city bylaw enforcement department did nothing about it, ignored numerous complaints from neighbours.
- No additional comments

- I could go on. Licensing LL properties, will contribute to the housing crisis
- Bylaws need to apply to all residential properties and tenants. Licensing and checklists will tighten up loop holes. None of this should be at an extra cost to tax payers who already shoulder the burden of rental property in Kingston.
- If licensing goes through it should be paid for by the landlord and there should be laws in place to make it so they can't pawn it off to the tenant because they will. To operate a car or restaurant you have to pay a license and you can't pawn that off on someone else. You shouldn't for this either
- How will the city respond to illegal tenancies or to complaints about tenancies? Is there a plan to resolve issues arising promptly?
- enforcement enforcement enforcement
- Rental Licensing is an excessively complicated administrative procedure that the City and Landlords do not require, and Tenants cannot afford to pay for. Kingston Rental Property Owners Association would like to work with the City in finding solutions to help the small percentage of Landlords that cast valid concern to their renters and the City. Lets come together we will find SOLUTIONS.
- Please do not move forward with this idea - it is a guaranteed failure. I understand you are trying to impose harsher rules around housing for quality reasons, but the vacancy rate in Kingston continues to be lower than ever. Do you really think that making it harder on landlords (the people providing affordable housing) is going to help? The only thing you will do is put more financial pressure on renters as costs go up. Additionally, if you put the costs on taxpayers, renters will likely be taking the hit twice, so please think about that before putting this motion through to "stick" it to landlords.
- Why is there no "City" check box or government-funded program for who should pay?  
This seems like another Air BNB program...
- Are there any restrictions to how many people can live in a two bedroom home?
- See above. Please don't start this program. It will make the housing crisis worse
- None at this time
- There shouldn't be a licensing program.
- I'm sure it's been attempted in the past, but the city needs to have frank discussions with Queens and St. Lawrence about ever increasing student enrollment without proper infrastructure for student accommodations. Obviously a large player in the rental crisis in Kingston is the growing student population without sufficient houses for them all.
- Single property landlords, with fewer than 4 units should not have to pay a huge fee nor have huge obligations for posting information or paying for expensive inspections. The requirements should be based on making housing safe, rather

than increasing the burden - with little measurable safety benefit - on our already busy qualified trades people. As an example, getting a car inspected before transfer makes sense, and perhaps some cars require a more thorough inspection than others (ie. VIN has been in an accident or in a high incident postal code) Getting Drive Clean for newer cars is a waste of time based on the data. Leave room in your policy / licensing structure to adjust for the data so that efforts are placed on issues that impact the city the most in terms of Health and Safety.

- We need more housing and city by-laws prevent secondary suites in backyards. There is a by law that prevents there being more than 8 bedrooms on any lot. I have a property [REDACTED], that has a huge backyard but it is not feasible to intensify as I can only have one more bedroom. Short sighted on the city as this housing would be easily filled and help the house crisis.
- A licensing program could actually support and encourage people like me if it instilled some confidence that I was fulfilling my responsibilities as well as providing a public service. (as opposed to scaring me into submission.)
- I think any licensing program should not be too onerous or it may risk rental units being redirected to the more lucrative short term rental market or removed altogether. Prioritize things like safety and don't focus on things like lawn care and bylaw compliance. Bylaws can already be enforced to mitigate stuff like that, no need to add it to a RRLP. A program that allows initial licensing and then low barriers to renewal for those in good standing would be best. Any required inspections should be streamlined. The Queen's landlord program used to require a single inspection to accompany the license application, that was pretty straightforward.
- OK to have one rental unit in the home provided it is legal, well managed, monitored by the City etc.
- Yes.....keep your nose out of it.
- Implement a better cap/set price for rental unit pricings as it is getting more and more out of control.
- Our neighborhood has really gone down the last couple of years and when a number of us called about people living in trailer they had to walk on neighbors yard to get out and nothing was done. This was a rental property.
- This study will go nowhere. The system is broke and the people in charge are bennefitting from it being in shambles.
- My greatest concern as a landlord is how inefficiently the landlord/tenant tribunal runs. If we are to follow rules as a landlord then the system should not be so broken.
- Yes, I'm very sad to hear that Kingscourt is once again going to be on the " I don't care about this neighbourhood list".

- my one other concern is you mentioned that you will have the right to administer a penalty to landlords for violations of property standards. I am wondering if you could ask counsel for the same right to give penalties to the tenants that Hord and collect Garbage and bring it to our property resulting in us getting notices and having to pay out-of-pocket to remove all of this garbage on a continuous basis.
- A home is a human right and all tenants deserve tenant rights regardless of rent paid, size of property, or type of agreement made.
- We have experienced noise nuisance from neighbouring rental housing and have had to call the police (late hours). We also experienced one incident of a tenant dumping garbage on our property (we called the City to complain).
- City should be careful and not be overreaching in permitting  
Avoid duplication of information already collected
- Tenants also have obligations. Serial problem tenants with a history of renegeing on rental agreements should be evicted immediately and without delay. Tenants who pose health and safety issues to the rest of the building should receive the necessary services, if the issues persist and/or escalate should be removed from the premises.
- I think it's important that landlords/tenants ensure the property is well maintained & that neighbours are respected. Too many rentals with loud/fence aggressive dogs, extremely overgrown yards & garbage everywhere.
- I think short term rentals should have unique considerations and fees associated for them. Such as more restrictive density by laws ( number of licensed properties in a building). Transient guests in a building not only bring security issues to long term residents but also perpetuate housing shortages.
- Availability. What will this program do to help that? Put the hundreds of thousands that this program will cost towards providing more affordable units.
- The cost and resources required to maintain a program such as this are of concern. In addition, in the current climate of high cost of living, imposing more costs on constituents is unnecessary. These cost will be passed on to the tenants, further exasperating the affordability situation. Some will remove thier stock completely, I am considering ot myself. Given the current state of the LTB, adding more bureaucracy into the mix is ill advised. I am strongly opposed to this proposal. Thank you for providing the opportunity to be heard.
- complaints made by tenants  
complaints made by landlords  
maintenance and repair calls  
resolution of maintenance and repair calls  
violations of rental agreements by landlords and tenants

- How big is the problem you are trying to solve? Do most of the rental units have issues? 10% have issues? 5%?

If the main issues are property standards and noise for a small number of units (compared to the total available), it makes more sense to provide more resources to the departments that can do something about it, versus create a monstrous program that will be hugely administratively difficult to manage, and just add more cost to providing housing.

- Many of the current issues our city is concerned about would be improved by supported housing for those who are interested..24 hour support people and wrap around resources provided in a timely manner would reduce the strain on police, hospital and budget. It has been proven that actually providing what people need to survive is less costly. UBI is a potential life saver - quality of life improves, strain on resources decreases-for less overall cost.
- With the rapidly increasing carrying costs of a rental property, this program not only will NOT help the landlords and tenants, but it will force landlords to raise the rent and therefore there will be less affordable housing. Kingston has been facing a housing crisis in the past couple of years, especially given the population and immigration growth. Introducing programs such as this will also deter local and nonlocal investors from investing in our town which in turn will reduce the revenue, and again the housing available.
- Kingston is already starving for affordable housing. More legislation will most likely drive up the cost of rental fees. Realistically landlords will not absorb the extra costs and will pass them through to renters. The city should focus more on providing avenues to build/develop more rental units within the city.
- Don't add more red tape to the rental process. Put your resources and tax dollars into creating more housing.
- I believe this will further constrain the rental supply in Kingston and increase costs that will be passed down to the renter. The not in my backyard mentality of homeowners is preventing rental supply coming to market and I can imagine this is the impetus of such a policy. I can see it be an income producer for the city of Kingston due to the various fees they can collect as they make landlords pay whatever fee they wish to get approvals to attain the license. The city should focus on enforcing by-laws and laws that already exist to protect against abuse of tenants and unsafe living conditions. The city should also consider the unsafe conditions of marginalized populations (such as at the Kingston Hub) and homelessness and consider how setting such a high standard for landlords and omitting their own responsibilities is undeniably a double standard. If such a policy is introduced, these marginalized populations will have nowhere to live and only non compliant residences will be left, compounding the issues for the populations you are trying to protect. Also KINGSTON has numerous century



properties and KINGSTON is very protective of how they are modified. I can see this plan backfiring and negatively affecting low income populations but the city will make money and so will the larger multi unit landlords (as the single family renters will get squeezed out of business and multifamily can now increase rents as the renters get displaced from closing single family residences).

- I wish that it were easier to find suitable housing in Kingston that does not force you into debt. The emotional toll that housing is taken on people is troubling.
- How will licensing provide more rental units?
- [REDACTED] bought this building 6 years ago and i STILL don't have access to the intercom in the lobby. They keep saying they will see to it but NEVER do. I've lost deliveries and guests because of this neglect.
- Tenants has rights that are often plowed over by individual landlords and especially corporations. The city has an obligation to ensure landlords are operating within a framework as it can be emotionally and psychologically taxing to go up against a landlord as a renter and the resources are few.
- You are creating unnecessary red tape that will not serve anyone, not the city, not landlords and definitely not the tenants. With interest rates where they are and delays at the LTB, this is yet another reason not to become a landlord and to sell off existing units.

With 74% of mortgages set to renew over the next 18 months, many of which are rental properties you better have a backup plan to house the displaced people yet to come before you dive into this; now more than ever we need more rentals, you need to encourage investors to get into the market, not divest.

- The considerations mentioned above could also be part of building permits as that process will already have some of the inspections and plans included. The aspects could be includes as the building permit plans (or renovation/upgrade plans) so that landlords only have to do the process once, and give the new stature of those buildings, the yearly fees/process could be simplified to acknowledge this. It may also help to encourage new constructions.
- In order to make licensing appealing to landlords, you can promote a certification program acknowledging outstanding landlords or at least law-abiding landlords; offer the opportunity for landlords to upgrade their license by letting them pay for an additional full inspection from the city. It's a fee for service where landlords can get additional recognition and certification from the city. Maybe a special seal they get to use and display. Landlords are not bad people if they offer equivalent service for their fees, as rental units are essential to younger people like myself. The city should have public communication that focus on collaboration with landlords and tenants together instead of against them on the side of tenants , but you need to understand in Kingston it is a landlord dominated community,

and that should not be the case. The city should focus on landlords with bad intentions and not target good landlords.

- It's good that you are asking both Landlords and Tenants these questions. There are bad Landlords and bad Tenants out there. We already pay enough taxes here in Kingston, and our current tax system should already support residential rental housing. Where is all of the tax money going??????
- Landlords are the only people who will be able to pay these fees. However, this cost increases the cost of housing on the renter and makes further development of housing more expensive thus driving down supply of new product which is desperately needed. The program will cost the tax payers money and not be worthwhile. By-laws exist already and if there are problems they should be enforced and changed against landlords who do not properly obey by the rules. I suggest you increase fines against landlords who don't comply if you are trying to weed out the landlords who are not respecting the rules.
- These rental properties are a business. Therefore should be taxed as such.
- I would like to emphasize the importance of knowing how to contact owners/landlords, especially since many are not local. There have been situations in my area where it has been difficult to track down an absentee landlord to raise issues regarding garbage, safety concerns, etc.
- There are already mechanisms in place to prevent and address any of the issues the licensing program wishes to address. If there is a fire code violation, you call the fire marshall, If there is an issue with the Landlord, get the LTB involved, etc. So licensing just adds a layer of bureaucracy in a market where the inventory is already limited and at risk of getting worse.
- There are already laws that govern all of these issues, this is just more spending that won't actually improve the situation. All this money should just go towards hiring more adjudicators at the LTB.
- There is some thought that this "Residential Rental Licensing" movement is merely a money grab by the municipality. I don't disagree with that thought
- I sincerely hope that thorough research is done into similar programs and their effects. Programs of this nature applied to such strongly unbalanced markets like we have, always have disastrous results. I appreciate the sentiment of those pushing this forward but they are unfortunately horribly misguided.
- Liability. The City should stay out of this.
- I feel if this gets passed and rent goes up, it's going to be a bad time for everyone. People are struggling to even afford a bachelor apartment now. Many people will be homeless and it's just not right.
- I did not complete the survey as it poorly structured

- Housing is incredibly expensive and many units are falling apart, the rental problem in Kingston disproportionately affects students who are not as well off in terms of money as their peers
- There should be a phone line where concerned renters can call for help with existing problems
- I live in the Sydenham district. Upkeep of rental units continues to be a significant problem, with garbage all over yards. In addition, parking is an ongoing issue, with backyards being turned into parking lots. And it is not uncommon to see cars parked on front lawns.
- These are commercial hotels and should not be permitted in residential areas. They should be treated as the commercial businesses they advertise themselves to be.
- These fees and regulations added to the many that already exist is only going to decrease the availability of housing units, and the cost of them.
- I do not agree with a Residential Rental Licensing. It is coming across as a money maker for the city and adding for financial stress on Landlords
- Question 11 should have an option for no additional costs to housing made by the city.
- As a realtor listening to renters questions, I feel like a proper layout of grounds keeping needs to be supplied, especially with all the townhouses tiny yards and access to mow. A middle townhouse may not have proper access to the yard with a mower without crossing others...this seems to be a grey area of discussion with landlords not clarifying the rules and expectations when lawn maintenance is the renters responsibility, as well as any guidelines at all for "blended" yards.
- Queen's taking responsibility for parties, noise, excess garbage and destruction of property in Sydenham Ward
- Why are we only limiting this program to small landlords? Many large buildings have problems too. Is council afraid of angering [REDACTED] (and other large landholders in Kingston)? This program should be applied to all landlords, not just those with fewer than 4 units per building.
- I feel the greater issue is the homelessness in Kingston. These people are in a greater need than the ones currently housed. We have a shortage of housing for Kingstonians. It would make common sense to address this issue first.
- There are good landlords who live in the community and do not look at property as just an investment. Bad landlords drive out good ones! Meet with the good ones for suggestions.
- Kingston is a major rental town. With RMC, the military base, and Queens University and St Lawrence College etc. We have a unique need for rental units. The city of Kingston has been built on this premise and the city of Kingston has a

vested interest in having a healthy rental market. The city should pay for enhancements to the rental market.

- The driving item should be building code the same as any other residential building. Note that landlords cannot limit the number of tenants. Again, the tenants have to be reasonable and willing to follow reasonable rules. As for the cost, the landlord is a taxpayer. These costs are passed onto the renter (as best as the landlord can under rent control). In this way, the renters are taxpayers. All taxpayers benefit from all residential properties being properly maintained, rental or not. The city should not enforce standards onto a rental property that they do not enforce onto other residential properties including maximum occupants, insurance requirements, property standards, fire exit plans, etc, etc. Rather than a focus on rental units and creating a rental licensing infrastructure, perhaps the city can use its existing resources to enforce property standards and building code standards on all residential properties to raise up all properties.
- To stress the N11 issue previously mentioned, I believe it is a major cause of the inflation of rent. Landlords enforce these legally unenforceable forms because tenants do not realize they are not obligated to sign them. Once the landlord evicts the tenant, through various loopholes, they increase the rent by more than the legal annual limit. This is simply economically unsustainable, and ethically disgusting on the part of the management companies and landlords.
- I have concerns about large property management companies acting in an oligarchical fashion to artificially inflate the real estate costs in Kingston. I suggest you FIRST start by regulating large groups before creating a licensing agreement for ALL landlord-Tenant contracts.
- Unless every single home owner in the city needs to provide all the same information to the city as asked above, why are you going after landlords and making different rules for them. Why are landlords being held to a ridiculous higher standard than the rest of the city's home owners. You people are unbelievable in the ways you try to tax and license anyone trying to assist with the housing crisis...
- Tenants already bear the cost of unsafe, unsanitary, and illegal dwellings in Kingston. Tenants pay property owners' taxes. Tenants pay with their health. Tenants pay with their safety. Tenants pay with their lives. People died this year due to the negligence of one of Kingston's most prolific slumlords. As ██████ said, landlording is a business. Therefore it must be held to the same standards. If a restaurant killed two customers from food poisoning, that restaurant would be shut down. But negligent landlords whose homes have killed people continue to profit. Most landlords aren't like this, and most tenants aren't at imminent risk of dying. Similarly, most restaurants don't kill people. But unlike restaurants where diners can see if they passed a health inspection at the front

door, tenants have no way to know if the home they are living in is safe or legal. We do not entertain restaurants who claim food safety precautions are too expensive. We say, you should expect these costs when operating a business because these are laws one must follow to make money in this way. Why then is this reasoning entertained with landlords? Housing stock is limited in Kingston, however the path forward is not A) licensing landlords and lose housing or B) don't license and keep housing; this is a false dichotomy. Housing that is falling apart and declining in quality is not sustainable. It will not be part of our housing stock if it continues to decline. Licensing will preserve housing so our City doesn't need to constantly need to build to catch up with the housing we are losing.

- The city is on a track to put all small landlords out of business or drive up rental costs so that there are no inexpensive rentals left in the city. There are many unintended consequences that will result from the implementation of even a portion of the list of licenses inspections and forms including personal information that this survey considers.
- City should develop information sheet that Landlords must provide to tenants regarding by-laws, rights and obligations, and waste collection/disposal. Landlords should be obligated to provide appropriate green bin and recycling boxes.
- While I agree that this is one way to create more rental units, I think it needs to be thoroughly evaluated by experts in the area of housing before proceeding and that ample opportunity (focus groups, town halls) are provided for Kingstonians to voice their concerns and ask questions (and actually get answers and not be dismissed as happened with the engagement with the Tiny homes relocation project.)
- Particular attention needs to be paid to the student ghetto - unsightly and many tales of terrible living conditions. City needs to be more accommodating in picking up more than 1 garbage containers per residence.
- Consider rental licensing in a holistic fashion (how do you encourage renters and landlords to foster good neighbours?) especially in districts like mine that are in transition and are already densely populated. Also licensing is only effective if it has teeth and is policed.
- Lack of housing may also be affecting the ability to recruit physicians to the area. Perhaps the city could look into this?
- Residential licencing will be a bureaucratic exercise that may marginally improve the housing stock but will likely further reduce housing availability at a time when vacancy rates and affordability are at historic extremes. Increase the rental stock and let the vacancy rate rise, that will do more to address quality and affordability than anything. Residential licensing WILL BE counter productive.

- I think that being a landlord is a profession (they receive income for providing a service), many professions require licenses (doctors, engineers, para health professionals, heavy equipment operators, etc.) and those professionals are responsible for paying for and maintaining qualifying levels of competence including licenses. Why should landlords be any different? They should have to maintain certain standards and a license to receive payment for their service.
- I have talked to anybody I can corner about the reality of what is really occurring in the rental business and everybody is shocked by my report. Politicians and policies are just making things worse. The City of Kingston should be looking for real solutions instead of trying to get votes. Look to the reasons rents are rising. Look to the reasons Landlords are fleeing to the Short Term Rental model. Some of the problems are in the jurisdiction of the Province but it is effecting municipalities. Additionally, Kingston has housing and is a Landlord as well. Pressure the Province to make Ontario more Landlord friendly. I quit and each of my 3, really affordable units, are being removed from the rental stock, and sold as owner occupied.

I recall the City of Kingston, at the behest of [REDACTED], and including Landlord input, embarking on a study to address the number of pets allowed in units. After all that investigation, nothing was changed. Is there really any point in asking for public input?

- The goal should be to making housing more accessible and keep people out of tribunals with the LTB. This requires both landlords and tenants to be fully aware of their rights and obligations and to uphold them. It should also be acknowledged that landlords hold more power in this situation and they should not be able to exploit that position by making the lives of their tenants more difficult - especially if doing so is in violation of the landlord's obligations or tenant's rights. Many tenants are afraid to speak up due to recourse from landlords, even when tenants are in the right, and this cannot happen. We should only allow those individuals and companies who can safely and appropriately manage rental properties be landlords in this community.
- The structure of this survey itself is not set up in a way that allows renters to indicate their concerns in more meaningful ways. I hope that additional options for feedback including townhalls and focus groups are planned to supplement this data. The questions are structured in a way that is often leading or double barrelled and the format for concern selection is inaccessible.
- The costs are already high for renters and landlords. This is a bad idea.
- As per my previous comments, I would be happy to discuss more or become involved in a working group.
- It is unreasonable to expect a largely student based population to pay for those prices for subpar housings.

- In my previous life as a student in Waterloo, I felt assured that we had a residential rental licensing program in place. I remember seeing a certificate inside the front door of rental houses stating the unit had been inspected for fire safety. It makes so much sense, I was surprised it wasn't in place everywhere.
- Most tenants, including students, are responsible and friendly neighbours. However, many do not have accurate information about the noise by-laws, nuisance parties, and responsible garbage practices. Landlords should, I feel, be required to provide display such information in writing posted in a prominent place and should have some responsibility to see that the rules and guidelines are followed.
- I like Kingston and I would love to stay here and work full time once I finish school but right now I can't even afford to live in cheap, run down, overcrowded apartments. I won't be able to afford livable conditions or be able to find any anytime soon.
- You should implement a profit tax on any landlord with more than 10 units. Make it less profitable for investment funds to come in and jack up prices while letting buildings fall apart.
- Question 12 seems like a rather odd question in my mind. Regardless of who the city gets the payment from its tenants who will pay.  
And I wish there was a box for participants to ask questions
- This additional fee and inspection will discourage small landlords from putting units on the market in a time when they are badly needed. It will increase the red tape, costs and time commitment for small landlords which is already substantial, and will discourage people from renting. Thank you for your consideration.
- I do not support rental licensing. It is an arbitrary barrier which will make every party worse off. This is not a fix for any of the actual housing-related problems we are seeing.
- The last thing landlords need is another time-consuming money grab from the city
- Landlords who provide compassionate pricing (and can provide proof, preferably with tenant confirmation) should have lower fees or have their licensing fees waived all together. Hopefully this would encourage those who are able to do so to lower the cost of housing, which is becoming more and more problematic for vulnerable populations.
- City council and mayor need to actually visit sites of some of the city run housing and take care of those, as a starting point
- Are you kidding asking if the above items are important? Why shouldn't property owners provide fire plans insurance etc, it's a business.

- They need to fully disclose their license. Self certification won't work unless units are inspected by third independent party.
- Stop allowing slum lords that have no accountability to fix anything. Stop them from collecting \$\$\$\$ for substandard rentals.
- I worry landlords, without proper guardrails in place, will use this fee to justify rent increases. I wonder how this will help the affordability crisis renters are facing. Especially some of the more insidious rental corporations like homestead which use all manner of regular building maintenance already to justify rent hikes. Even when those are normal expenses that should be absorbed by the landlord as a part of making a risky investment in the housing market.
- This survey is farcical and doesn't even address the question of why on earth this ridiculous license would be needed.
- The cost of housing in Kingston is out of control! Within the last 5 years, it has become difficult for individuals to maintain their current housing and many have had to downsize. Prices are geared toward students and individuals who have an income over \$100,000 annually. Many landlords will not rent to families especially if there are 3 or more 3 adults (even if they all work). My family has personally experienced discrimination from one rental agency in Kingston and have been told from other families that they had similar issues. Housing in Kingston is either geared toward those on social assistance, students, or the rich. There are not many affordable rental opportunities for families and the cost of owning a home is becoming more out of reach.
- Not at this time.
- The situation is already at the point where many tenants cannot afford their rents. They have to make choices between paying rent and eating, paying rent and paying other bills, paying rent and affording medications. The numbers of persons without homes in Kingston (Ontario, Canada) are climbing, clearly demarcating the polarization between those who have more than they need and those who have nothing. In a wealthy country like Canada, which purports to be a democracy, this situation is scandalous.
- I think a licensing program is a money grab. This will make the rental crisis worse.
- Cannot find anywhere what you mean by ISSUES. What is your definition of an issue? So if an appliance breaks and it is repaired as soon as is possible is that an issue? For whom? The tenant or landlord or both? Without this having been defined the results of this survey are useless.
- In creating this licensing requirement the fees for renting will go up. Unless the fees are covered by the tax base this fee will be guaranteed to be put onto the renter. If the landlord is responsible, they will simply add it to the cost of rent. As a landlord previously, I know that is what I would do. In this being passed onto



the tax base everyone is now footing the bill for this initiative which as an individual who no longer has a rental I do not much care for the idea of my taxes increasing to support something that most of the population do not benefit from. Adding additional steps to require various fire inspections, electrical inspection etc will again add costs and this additional steps may also deterred individuals from having a rental property previously. Making it harder for individuals to become landlords will mean less people will do so driving down vacancy further and prices up. I supposed then the concern would be that this would be in contravention of the direction for affordable housing. I believe this will be a massive undertaking and the resources to have it take places as well as continue to monitor and enforce will be a massive.

- Any program that is implemented will need to demonstrate some flexibility as not all landlords will have the financial capacity to meet all obligations within a set time frame. The program should incorporate realistic timeframes and goals and objectives at varying levels depending on the complexity of each situation.
- Nobody pays my fees to be a licensed professional, so this should be no different. The landlord should pay 100% of the fee to be licensed to continue their "job". Being a landlord is optional and a privilege.
- A licensing program will offer many benefits, including being a proactive means of regulating the safety standards for housing, and reducing the number of accidents, fires, and other potential risks in Kingston's housing stock. This system takes the onus off the renters (who are in a vulnerable position in today's housing market) to speak up about issues. It is an opportunity for landlords who maintain good standards and good relations with their tenants to be recognized.
- Safety is obviously a concern but so is simple respect for neighbours, owners, and tenants. Whatever will encourage that I full support. We are affected by negligence by landlords and tenants so all should share the costs .
- We are a small family that decided to keep our first home as a rental when we moved into our second to provide long-term housing security for our children and to provide supplemental income for one parent while they were not working as a stay-at-home-parent.

It is very unclear to me what the residential rental licensing program is intending to accomplish that couldn't already be addressed by upholding current standards/by-laws. I expect any related costs will be passed on to tenants in a time when affordability is already an issue.

The City should focus on improving current housing stock to increase competition between rentals which would improve the quality and reduce housing costs.

- A nice model is the landlord that lives within the same dwelling. This is a model that is done by some landlords and helps with following the rules that other property owners follow (i.e. noise, garbage, general maintenance of the house).

Maybe this type of model should be prioritized.

Landlords should use due-diligence to vet the people that the rent to and ensure that these people don't terrorize the neighbours.

Where do "property management companies" fit into this?

Very few new buildings in Sydenham Ward follow any sort of historic design.

When all is said and done, the new houses are often a complete eyesore (for any community). What policies or guidelines ensure that new buildings in historic areas follow a design that would complement the streetscape?

- I'm concerned about this survey design's scare tactics by listing negative aspects of rental licensing but not positive ones. Seems biased.
- In my neighbourhood there are so many people who appear to be unhoused or inadequately housed. It is heartbreaking on my walks in Belle Park to see how our society deals with poverty. Shame on us all.
- Landlords with multiple units to pay incrementally, larger fees or pay per unit
- Why should someone's private investment (rental property) have some of the costs shouldered by renters or tax payers? How does anyone justify that? How are you going to ensure that rent doesn't increase by the amount the fees are, and landlords will simply say they're paying the fee themselves? This program is pointless, costly, and harmful.
- I am one of the creators of [thepovertychallenge.org](http://thepovertychallenge.org). In this role I have come to know many people in Kingston living in poverty and have seen some "apartments" that I deem uninhabitable. The worst was the back of the [REDACTED] [REDACTED]. In fact, I contacted a reporter who wrote an investigative piece that was published in the Whig Standard.
- We need to make it easy for landlords to rent out rooms or units due to our shortage and at the same time ensure that safety measures are followed for the renters' well-being.
- I also want to add that of course it would be better if this licensing program existed through the province. I am grateful that councillors have opted to explore this pilot and not wait for other levels of government on this matter. It's a good example of finding the things you can do, within a broader political context that isn't always hospitable to acknowledging that housing is a human need and a human right and therefore we need to do more to realize that right.

I wish this survey had an "i don't know" option for question 11. I also noticed the survey description says: "survey asks participants to share their experiences with residential rentals including issues experienced\* with residential rental units as well as the perceived benefits and limitations of a residential rental licensing program." there are questions asking about limitations, yet there is no question that specifically asks what benefit could be provided by such a program. Why is that? I hope that city staff analyzing the data will consider this omission in the

analysis. If you don't ask for benefits people may not offer them. I hope that won't be held against the pilot.

- Fire checks should be done annually, building standards maybe bi-annually. These are obviously important for safety reasons. Likewise furnaces, if applicable, should be checked annually. These are actions normally undertaken by property owners. Information plaques could be extremely helpful. The City could easily provide a list of appropriate agencies, this could save lives. These measures would clarify the responsibilities of the landlord and benefit safety standards. Tenants would benefit from knowing that basic rental conditions were being met. Landlords too would be more aware of their responsibilities.
- The City has a role in addressing the housing crisis. I worry about vacant units that are there for financial and tax reasons. There should be penalties for not renting out available units.
- No thank you.
- The list of licensed landlords and their properties should be publically available.
- Keep it simple. Avoid excessive administrative costs. I lived in the university district for 40 years. I own properties there. I wouldn't have a property that I wouldn't live in. But I saw many landlords, most from out of town or country, who minimized their attention and maximized their income. When I contacted property standards as I knew the students were at risk, I was told that the city had no authority to do anything. Make sure that if a registry is created, it has real power and will deal with the landlords who are irresponsible.
- Rent control!!!
- The idea of corporate ownership is a bit concerning. Corporate ownership to me means Toronto-based or international-based corporations buying up many properties all at once and inflating the cost of rent city-wide. Maybe the units will be in better condition than locally owned properties, but they will be unaffordable to people like me and will be moving the profit out of town.
- I believe the majority of owner/residents prefer to have all of the properties on their street maintained. I resent landlords and renters who totally ignore lawn/leaf/snow duties. Twice now I have asked City staff for either action on or an explanation of bylaws ;the first time I never did get a response, and the most recent issue I raised at the end of August and now in December have yet to receive a definitive answer. This citizen is rapidly losing any interest in City affairs, and frankly I'm surprised I'm bothering to fill in this survey.
- My daughter is a renter in the city. The tight housing market means some landlords are getting worse at responding to concerns. Renters need support from the city.

- increase regulation on the quality of [REDACTED] properties
  - ensure [REDACTED] isn't immune to providing adequate housing and maintenance
- We need regulations and inspections to help the students and less well off renters in the city from having to be in rentals that are dangerous to their health and safety. Housing is a human right and we should be doing more to keep our citizens safe and secure.
- Having a licensing program should reduce the number of disputes that require outside intervention, including the Landlord Tenant Board. It may also make rentals safer by dealing with concerns proactively. Rent is very high, people should expect safe and well cared for accommodations.  
Problematic landlords should also be weeded out with this program - it will hopefully provide guidance of expectations.
- Renting in Kingston is horrific. The city and the landlords purposefully take full advantage of students who have never rented before and don't know their rights.
- This would be a great program if implemented and I look forward to seeing more protections for renters!
- Many students living in the University District are being taken advantage of in the housing market. While I understand the principles of supply and demand, it's unacceptable that many students are paying more than \$1,000 per month per bedroom to live in poorly maintained houses with structural issues, broken windows, and pests. Landlords also often break laws set out in the RTA, such as putting illegal clauses in their leases or trying to intimidate students.  
Unfortunately, students often don't have many options for housing, and landlords know this, so they delay or avoid making proper repairs and ignore the laws for being a landlord. If this licensing program is implemented, a sufficient and thorough examination of student landlords and their properties is necessary to ensure the health and well-being of students and young people in Kingston.
- Non that would be listened to
- I'm sure all the residential rental licensing program fee, and all the plan fees/inspections of the property will end up showing on to the rent price. The tenants will be paying those fees. Government should be helping to control the rents and not adding more burden to either landlords or tenants. Instead government should have provided more help or assistance if tenants or landlords need helps to solve conflicts or lawsuits.
- Existing bylaws should be enforced. Landlords cannot control the activities of a tenant and cannot be held responsible for their actions. Additional costs are ultimately going to be passed onto renters, reducing affordability.
- I hope Council is able to get full information about the tradeoffs this new initiative will require from staff, so that they can decide if this is a good use of City

resources. I would recommend checking with front line staff on if this is actually possible, rather than senior execs who want to look like they can do it all with no additional resources.

- What consequences are available for landlords who choose to not participate in the rental licensing program? If the program has no teeth, then it's not going to do anything to improve the situation with underperforming landlords.
- thank you for this initiative
- this is really a poorly thought out plan.
- Regarding the questions in section 11. Most of those are already covered by city/provincial building inspectors at the time that the building permit was closed. Why would you do them all again? Much of that information is already on file with the city and others are not the jurisdiction of the city (electrical, HVAC). I don't like violators either, though. Please focus your efforts on them.
- You will just raise the price on rent. Only other thing that will happen is fights at tribunals and more increased costs.

The system in place now with the rights of tenants is enough.

I would instead have you send more money on advertising to educate tenants on the rights they have if they live in a poorly taken care of dwelling.

I am a good landlord, and all that will happen is rents will increase when I pass off costs, do you really think I would do this if there was no return? I would invest in the stock market instead.

- This does more harm than good to solve the housing crisis. Get out of the way and let the market work. Too many regulations is why we have a shortage of units
- No short term rentals
- Limit the number of houses to rent being owned by people or companies outside of Kingston
- Stop trying to regulate the private market.
- I'm wondering how this works for people who are renting their basement out to somebody and the City doesn't even know about it. Or the person who is renting rooms in their house. This is happening right here in Glenburnie. I doubt the City is aware that there are homes that are doing this. These people are collecting money from tenants and paying less taxes than I am!
- Good landlords spend money to keep their units in tip top condition. Unfortunately, they also charge high rents. What we need is a system to track bad landlords and a way to force them to have their buildings in safe condition and tidy yards.
- This program seems to benefit renters and makes it less desirable to be a landlord. So good for improving conditions for existing renters but I would

suspect would end up forcing non compliant units to be removed from the market because the cost of meeting the standard does not make financial sense. Additionally will create additional barriers for landlords looking to add units to the market.

- I hope this does not happen.
- Clean up the slums.....Seriously [REDACTED] is disgusting!
- We do not need a rental licensing program. It would just be another money grab for the city.
- As a owner occupied resident, I would like easier access to information concerning landlord/contact person to a neighbouring rental residence to be able to interact with them when issues come up instead of having to involve the police at first instance
- Why more and more gov oversight. Without people who can afford to buy a rental there would be NO rentals.  
Keep your fingers out of the pockets of business owners.  
Gov oversight in these matters has NEVER. I REPEAT NEVER HELPED.  
And I'm not even a landlord. But I see the costs of rentals becoming more expensiive because you feel the need to inject yourselves in a Liberal made problem.
- Ultimately the cost will fall onto the consumer in an economy with rising inflation and food and housing costs , this is the wrong time to be experimenting with peoples hard earned (tax) money to possibly maybe not fix an issue during a crisis.
- OF COURSE landlords should pay the entire cost of rental licensing.
- There are many houses capable of having rental units  
There are also many houses in the city renting a room a basement of have a separate apartment that is not registered  
As owners have different values and morals some times that is in turn reflected in a tenant /landlord relationship
- I think we need more information as to what the fees/structures are and to better understand what the proportional split would be. Any landlord in violation should pay an ADDITIONAL fee (and only them, not renters or taxpayers) and this fee should go up significantly for the intensity and/or frequency of the violations.  
Think about speeding violations as an example.  
I know it isn't in scope of this particular survey but we need more rent control (even on recent builds since 2018), and we need vacancy control to remove the perverse incentives to kick people out.
- Proper storage needs to be provided for rental units. Some single family homes are being bought in our area and renovatted/converted into multiple rental units are using the garage as apartment space. As a result, the renters have no place

for their garbage and recycling containers as well as for other items such as shovels, strollers, outdoor furniture, lawnmowers, etc. Consequently, renters are using their driveways for storage. Another problem is the increase in number of cars being parked on the road since they no longer have a garage. Landlords should be required to provide some type of onsite storage to compensate for the loss of space provided by a garage.

- License program should be about tenants, safety and property standards. It should not just be about the city collecting more money.,
- All of the above considerations should be applied to larger scale rental properties as well.
- I have had bad experiences with next door renters. Noise. Unlicensed, roaming cats.
- I've lived in Kingston as a tenant in 3 different properties for over 4 years. I've struggled with buildings infestations (roaches, bed-bugs, and rats), under maintained and rundown housing, and building management issues.

During these incredibly stressful experiences, I tried to find a way to complain to the city, but it's a lengthy and time consuming process. This makes students and fulltime employees (myself included) find it easier to move to another place instead. Landlords on the other hand, can easily find another tenant given the current lack of sufficient housing in the city. This means that landlords aren't held accountable and can go away with doing the least possible.

There has to be a stronger and easier system that tenants can rely on. A system that holds landlords accountable and forces them to comply and make necessary changes, fixes, and regular maintenance.

- Are you thinking of tenant licensing too?
- Landlords specifically around the university are making a lot of money for houses that are often very poorly maintained. Costs should be reduced for tenants, not increased.
- Any fees incurred by the property owner will just be passed on to perspective tenants making rents more expensive.
- I've done that but here it is again:

"How much more do you think renters can take?? My rent currently costs me almost 60% of my income. And hydro! Easily another 200\$. How about you do something about hydro costs? Added together rent & hydro can easily be 80% of my income. It's cruel. I am a recently widowed, disabled senior, living on pension. I've already cut costs to the bone! Any more and I'm on the street. Seriously. I have many chronic illnesses that require many medications. That 100\$ deductible in August means I eat less well. I've had to cut back on food because that's the only cost I can control. I'm what's called a "brittle diabetic" in that insulin is no longer working and my only option is an insulin pump. How am I

to afford that? Passing costs to landlords means they in turn pass it on to us. You're utter lack of concern for how this will affect the least of us is astounding!! Instead of increasing costs look for another way. DO! BETTER! We elect you to look after our best interests. You are most definitely not doing that in this case. DO! BETTER! Kingston is already in the top five of most expensive cities to live in. DO! BETTER! Don't download costs that will affect those of us in unstable housing for crying out loud! DO! BETTER!"

- I think that clean, safe rental accommodation can be a good addition for residential neighborhoods.
- Needless, ineffective, and lead to an increase in city staff to accomplish nothing -- the city has much higher priorities it should focus on. We already have property standards; they are enough. Just enforce them; the city should not take on new projects until they learn how to run the ones they currently have.
- I understand the need to ensure rentals are safe, but I am concerned that this initiative will create an expensive layer of bureaucracy that will result in higher rent costs for vulnerable people who can't afford it. You should be prepared to make exceptions for people charging below market rent, for family members, etc.
- Why has this even become an issue? Yet another example of the government interfering in private lives! and looking for a money grab!!
- From the list of possible requirements, it seems that the costs for a landlord may be high, even before any actual licensing or registration fees. Over time, that will likely reduce rental supply. Costs which are not borne by taxpayers are likely to end up borne by tenants through higher market rents due to the reduction in rental supply.
- Following from my comment about. It may help to design the side walks in Kingston to be closer to the road in order to provide a larger parking availability for both residential and rental units thus helping elevating the road congestion with fewer parked cars on the side of the road as well
- A repeat of my previous comment:  
Residential licensing is a big waste of time and money. There are already laws in place to deal with issues of substandard residential units, namely property standards bylaws. Spend the money if you must on a tenant education campaign. 80% to 90% of landlords are responsible and act to deal with tenant concern in a responsible and efficient manner. 80% to 90% of tenants know their rights and how to deal with the 10%-20% of sub-par landlords. (5% of tenants know their rights so well, they know how to soak the system, especially given how the Landlord and Tenant Tribunal is broken, which only benefits tenants) Why put in this bureaucracy to deal with a problem created by a small number of landlords when the tools are already in place.



One has to wonder why there isn't a City bureaucracy created to deal with bad tenants, I can assure you there are more of them than bad landlords.

- In a housing crisis, weary of level of reporting presenting a barrier to entry for a small landlord, or an incentive to forgo the income. The city proposes this as a framework to better monitor rental housing stock. How will the city identify unlicensed landlords? Will the city treat small landlords differently than large landlords? How will the the licensing framework interact with the LTB? How does the city intend to respond to the decrease in supply that generally follows an increase in regulation? What is the current legal requirements of landlords? Is this intended to be a self reporting framework or an inspection driven framework? Without significant enforcement this will simply drive small landlords out.of the sector or onto grey market.
- 1. Active Maintenance deterrent to properties being allowed to deteriorate with renovations as a goal. - element to block busting tactics.  
2. Maintaining quality of rental housing maintaining housing and look of City and  
3. Landlord and Tenant should not pay salaries of staff for implementing licensing - note that landlord don't aboard cost - but ness them an to tenants in the rents,  
Overall benefit - quality housing for all - keep cost of housing high + vacancy rate high
- Many of the items listed above(#10) have nothing to do with the Residential Tenancies Act. Might even be contrary to it. This is going to be such a waste of taxpayers' money and will create less housing. Please rethink. Use the bylaws already in place to enforce what needs to be enforced.
- Building Mental Health Housing, Disability housing , Nursing Homes, and OW housing!  
That will bring down rent cost significantly.
- Do not support this idea. Taxpayers can foot the bill if city hall must push it through. Landlords paying the costs means tenants pay the cost.  
the city cannot force a landlord to not pass along a cost of doing business. If the city makes it the landlords cost - You have taken money from tenants/renters.
- See #5
- Please ignore my answers to Question 11 (which your page doesn't allow me to undo) because they mostly don't apply to cooperative, non-profit housing solutions like the one with which I am associated. Such solutions are sorely needed to provide affordably housing better utilizing existing housing stocks, but would never fit within bureaucratic categories based on the status quo. As such, including them in the proposed bylaw could only do harm.
- The solution is Landlord self regulation.  
Use the existing bylaws better.

Use police to access a unit that has a history of non compliance. or perhaps a delegated sherrif?

- To the person reading this, have a wonderful day. :)
  - I agree a rental standard needs to be maintained by the city, as some rentals are not safe (ie. many illegal rental units in the student areas). However these are often owned by large cooperations and not small local landlord. We are a military family who rents our old home out (as we will likely be moving back to Kingston), but we only charge rent to cover our mortgage/insurance and tenants pay utilities. If there are more fees added, we will have to increase rent, which ultimately hurts the tenants.
  - This survey has not specified whether the proposed licensing regime would be on a one-time basis, or a recurring obligation. Although I do not support the proposal in general, if it is to take place, I would offer that it should be required only once for the property at public cost. Prospective tenants could request to see a license when considering a property, and it would be up to their judgement as to whether the license was issued recently enough for their comfort/satisfaction. Landlords could pay to have their license updated/reissued if they wished.
  - It is landlord investment a LI should bear all costs.
  - Landlords should do more to ensure that potential tenants are properly vetted - not just a credit check. People subletting should also be properly vetted. Landlords should have more responsibility for tenant behavior including noise and parties. There should be fines for landlords for non-compliance with Standards.
  - Question 6 was very poorly constructed. Many of the topics would be of concern /very important
  - This is a municipal initiative that should not be charged to the landlords. If the city wants to implement such a program to have safer units, I agree with this, but why the units that have been built with a city permit, city inspections and receive an occupancy permit should be included in this program? It looks like a money grab.
  - I believe that this will only drive up the cost of rental properties making it difficult for people to afford housing in an already difficult housing market. Making it more costly for property owners only passes the cost onto the renter and deepens the housing crisis we are already experiencing.
  - Seeing that one landlord in Kingston who owns multiple properties and many offenses, we need the rental licensing right now.
- [REDACTED]
- Research about practices in other Ontario municipalities has demonstrated that attempts to limit (or pilot) rental licensing in specific areas of a city or limit

licensing to buildings with only 1-3 (or 1-4 etc.) have been overruled by court decisions. While we wholeheartedly disagree with the concept of residential rental licensing, if the city moves forward with it, we believe it must cover all rental properties in the entire city.

- 1. We rented when we first moved to Kingston and were appalled by the first unit we rented and the attitude of the landlord to our concerns— rodents in the walls, a front door that was not secure, promises he made to clean and paint the unit before we moved in, etc. that were not kept and electrical fire and shock hazards. We hope that residential licensing would protect tenants from these kind of landlords.
- 2. We had good neighbours, who had lived in their apartment next door to us for years,. They were asked to leave their apartment by their landlord because it was being sold this past summer. The two apartments in the house were updated and painted after they moved out by the property manager and the two units have now sat empty for four months. We have no idea what is going on but it seems a shame to treat good tenants this way and we suspect eventually the units will be rented out at a much higher rent or perhaps as a short-term rental or by the room. I would like Kingston to look at ways to protect tenants from this kind of thing and to limit airbnb type rentals in the city.
- re: cost and impact. who should bear the cost depends on what the costs are. If you want \$40 to provide a city inventory of which properties are rentals vs owner occupied, I think landlords will understand that basic need and can pay. If you want to require the laundry list of wishes that are totally out of scope of current legal requirements by the city, and will cost thousands of dollars per property to get new audits, assessments and reports provided by qualified professionals, you will be shutting down rental properties and kicking the small caring landlords from the business. Presumably the costs for the city to require, receive, review, and enforce those requirements will be significant, and require entire new departments and staffing which should be paid by the overall taxpayer base in Kingston. (the latter would be totally unreasonable and make Kingston the laughing stock of Canada).
- It might be more prudent to create a list of legal duplexes in Kingston.
- How will benefit from this program?

**City of Kingston**

**Residential Rental Licensing Discussion**

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**SUBMISSION OF THE  
KINGSTON RENTAL PROPERTY OWNERS ASSOCIATION**

**December 29, 2023**

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## EXECUTIVE SUMMARY

This submission is made by the Kingston Rental Property Owners Association (KRPOA) with the support and assistance of three other apartment associations, all with a relationship with Kingston's residential landlords.

There is broad agreement among all housing stakeholders that there is a housing crisis across Canada. The main housing problems are lack of supply, and affordability. Lack of repair is a problem affecting far fewer renter households than lack of affordability.

In almost all cases, only a relatively small portion of the rent paid for a rental home ends up as return on investment. The bulk of rent money goes to pay for the costs of owning and operating rental homes, including property taxes, utilities, other operating costs, financing and major repairs.

If adopted, the costs of landlord licensing or regulation will inevitably increase landlord costs. Over time, an increase in landlord costs will tend to reduce rental supply and to raise rents.

The three main goals for a Residential Rental Licensing Program in Kingston are:

- 1: Identifying Rental Units
- 2: Verifying the Safety of Rental Units
- 3: Gaining Compliance

KRPOA's main submission on each goal is the following.

1. The City has the ability to create a listing of rental owners from its existing tax records. There is no need to create a rental registry to identify rental units. The tax record approach would save money and help keep rents affordable.
2. The safety and good repair of rental units is already protected by the Property Standards By-law and the work of the Kingston Fire Service. What is needed is not more paperwork, but rather a more co-ordinated and targeted approach to by-law enforcement and fire safety information.
3. Rather than bringing in new requirements (which include much documentation) to seek to gain improved compliance, the better approach is to enforce the existing property standards by-law through property inspections, communication with tenants and landlords, and if necessary, notices of violation, property standards orders, and ultimately, prosecutions. KRPOA offers specific suggestions to maximize the benefit achieved by more pro-active by-law enforcement.

Even if it is free of municipal fees, residential rental licensing is not a cost-free solution because of the costs of complying with the bureaucratic requirements, both by landlords and the City. Substantial costs will be incurred which must be paid by someone, whether that be municipal ratepayers, landlords or tenants. It is impossible to force landlords to absorb all the costs imposed and created by landlord licensing or registration.

Even modest registration requirements would have a significant effect on landlords' return on investment. As a result, landlord licensing or registration would inevitably worsen rental housing affordability, which is a much more widespread problem than any need for more repairs.

Landlord licensing or registration is a net negative for the overall well being of tenants. There are more effective and less costly ways to achieve the City's goals, with fewer negative consequences to tenants, landlords and ratepayers. KRPOA urges Kingston City Council to reject the rental licensing and registration options available to it.

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## **Introduction**

This submission is made by the Kingston Rental Property Owners Association with support and assistance from the Federation of Rental-housing Providers of Ontario; the Eastern Ontario Landlord Organization and the Canadian Federation of Apartment Associations, all of whom have a relationship with Kingston's residential landlords.

### **Kingston Rental Property Owners Association (KRPOA)**

Founded in 1981, the Kingston Rental Property Owners Association (KRPOA) brings together residential landlords in the Kingston community to promote local and provincial advocacy, peer networking, education on laws and regulations, and to provide an opportunity to share valuable resources and to support best practices.

### **Federation of Rental-housing Providers of Ontario (FRPO)**

FRPO has been the leading advocate for strong and stable purpose-built rental housing in Ontario for nearly 40 years, and represents 2,200 members who own and or manage over 350,000 residential rental homes across Ontario.

### **Eastern Ontario Landlord Organization (EOLO)**

EOLO has been the voice of private rental housing providers in the City of Ottawa since 1990. EOLO's members range from the largest residential landlords in Ontario to the owners of a few rental units. Together, EOLO's members own or manage over 45,000 rental units in the City of Ottawa, and over 6,000 rental units in the City of Kingston.

### **Canadian Federation of Apartment Associations (CFAA)**

CFAA is Canada's national voice for purpose-built rental housing, representing more than 15,000 rental housing providers from coast to coast who own and manage nearly 1 million residential rental homes.

**THE CURRENT HOUSING CONTEXT**

There is broad agreement among all housing stakeholders that there is a housing crisis across Canada. Housing supply and especially rental housing supply has not kept up with housing demand. See Figure 1. In municipalities hosting post-secondary institutions, a significant part of the increase over the last few years has been an increase in the admission of international students. While it is a city of modest size, Kingston is home to Queen’s University and St Lawrence College, so that we are affected by the international student issue as much as cities like Ottawa and Toronto.

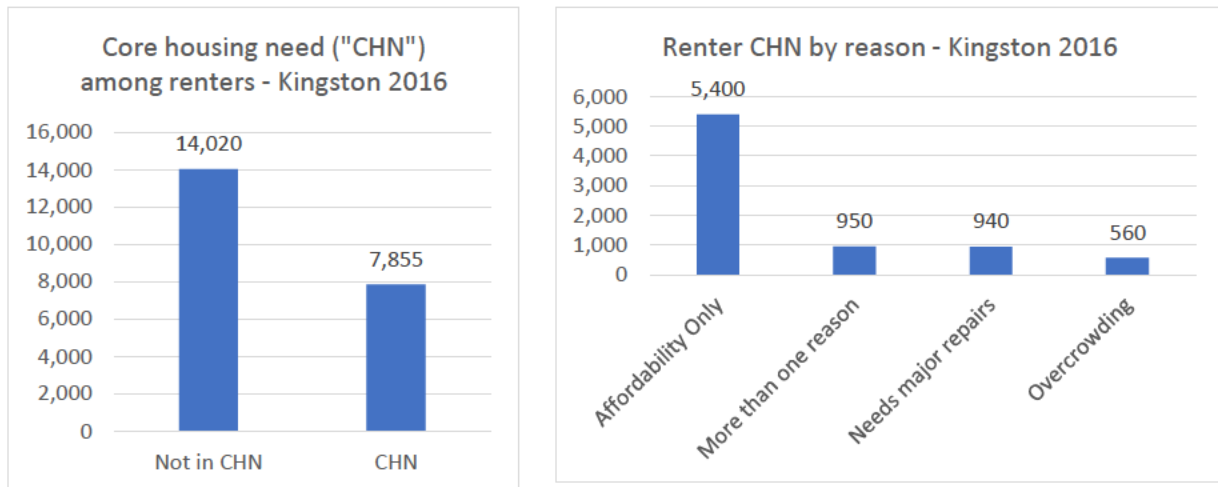
**Figure 1 Population growth and housing completions – Canada by year**



As a result of the shortfall in housing supply relative to housing demand, the main housing problems are lack of supply, and affordability. The Canada Mortgage and Housing Corporation (CMHC) is the federal crown corporation responsible for administering the National Housing Act. According to CMHC, renters (or homeowners) are said to be in core housing need if their housing needs major repairs, is overcrowded or costs them more than 30% of their household income (and adequate, suitable and affordable housing is not available in the city in which they live.) As in other cities across Canada, in Kingston, the need for repairs is a much less widespread problem than affordability. See Figure 2.



Figure 2 Core housing need ("CHN") among renters by reason – Kingston 2016



Source: Statistics Canada and CMHC and one minor calculation.  
The 2021 figures for Kingston have not yet been published.

As a result of the predominance of the affordability problem in core housing need, policy makers should be wary of solving the limited problem (the need for repairs) at the cost of worsening the predominant problem (namely affordability). This submission will argue that a licensing or registration program would have that exact effect, namely worsening rental housing affordability.

As a result of the population growth, and the failure of housing supply to keep up with that growth, housing prices have increased more than income growth, and market rents have increased more than income growth. However, due to rent control regulations, in Ontario, average rents have lagged behind income growth because the bulk of rents are constrained by the rent increase guideline. For the last four years, the cumulative guideline rent increase has been 6.3%, whereas the CPI has increased 15.3% and average earnings have increased 16.9%.<sup>1</sup>

### Where a dollar of rent goes

There is a common misconception that most of the rent for a residential rental home flows directly into a landlord’s pocket as net income. However, that is far from correct. Many renters and commentators have the impression that all, or almost all, of the rent which people pay ends up in the pockets of landlords. In fact, only a relatively small portion of the rent paid ends up as return on investment. See Figure 3.

<sup>1</sup>Source: <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1410022201&pickMembers%5B0%5D=1.7&cubeTimeFrame.startMonth=10&cubeTimeFrame.startYear=2019&cubeTimeFrame.endMonth=10&cubeTimeFrame.endYear=2023&referencePeriods=20191001%2C20231001> \$1247.25/ \$1067.12

Figure 3: Where a dollar of rent typically goes

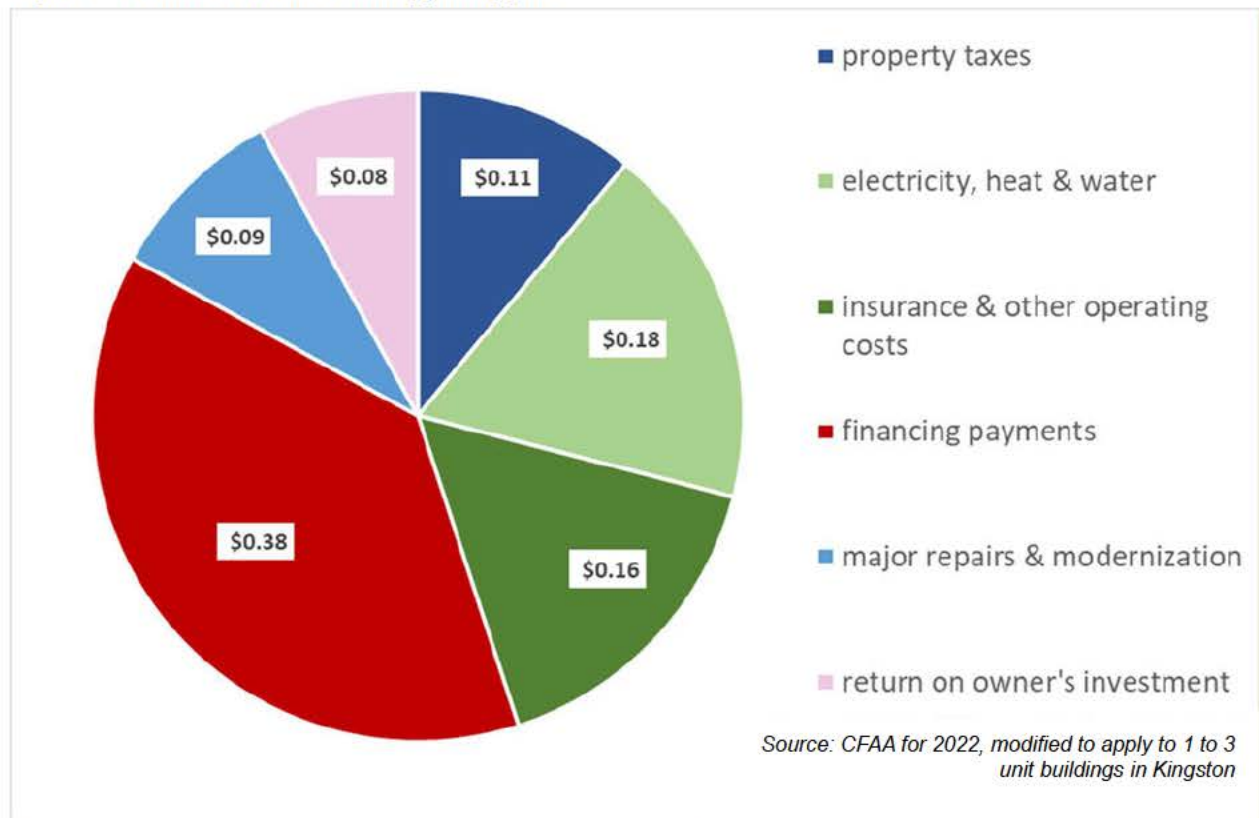


Figure 3 reflects the costs of owning and operating typical one, two or three unit rental properties in Kingston in 2022. Starting at 12 o'clock (at the top of the pie graph), roughly 11 cents of the average dollar of rent is used to pay the municipal and provincial property taxes. Roughly 18 cents is needed to pay for electricity, heat and water. Close to 16 cents usually goes to pay for property and liability insurance, day-to-day repairs, grass cutting, snow removal, building management and other operating costs. In most cases, more than a third of rent goes to pay for the financing on the rental building (which is usually one or more mortgages), say 38 cents on average. Most of those expenses are outside the rental owner's control. Those costs leave about 17 cents unspent, much of which must be used for major repairs.

The remaining major cash outlay is for major repairs or building modernization. As time passes, buildings wear out. Even with good preventive maintenance, building systems periodically reach the end of their useful lives and need to be replaced. That includes roofs, exterior cladding, heating equipment, windows, flooring, wall finishes, cabinets and counters, and appliances.

Any one of the major building systems can easily cost 10% or 20% of the total annual building revenue (before all the other expenses). For examples, see Figure 4. For any expense over 17%, there is no cash left to be paid out to the owner. Beyond 17%, the average owner needs to inject equity, or borrow money, to fund the major work. Over the long haul, the average annual cost of major repairs or renovations funded from building cashflow is about 9 cents on a dollar

of rent, with the result that the average return on investment is about 8 cents out of a dollar of rent.

**Figure 4: Sample major repair or refurbishment costs**

<b>Item (major repair or refurbishment)</b>	<b>Cost (including HST)<sup>2</sup></b>	<b>Monthly building rent<sup>3</sup> (2 units)</b>	<b>Annual Building rent</b>	<b>Cost as % of total building rent<sup>4</sup></b>
Fridge and stove (for 2 rental units)	\$3,200	\$3,000	\$36,000	9%
Furnace	\$6,000	\$3,000	\$36,000	17%
Re-roofing	\$12,000	\$3,000	\$36,000	33%
New windows	\$22,000	\$3,000	\$36,000	61%

### **The impact of regulations on housing supply and rents**

Any municipal fees for landlord licensing or regulation will inevitably increase landlord costs. Whether or not licensing or registration fees are imposed, the work involved to comply with landlord licensing or regulation will inevitably increase landlord costs and/or the negatives of rental operation.

Inevitably, an increase in landlord costs will tend over time to reduce rental supply and to raise rents. Admittedly, it is difficult to document the direct links between increases in costs due to licensing and decreases in supply, and then to increases in rents. The difficulty arises because at any given time, so many other factors are increasing costs, and impacting on supply, and thus impacting on rents.

The costs of landlord licensing or regulation consist of:

- All application or registration fees,
- The cost of any required inspection reports or certificates of compliance, and
- The cost in time and effort (or management fees) to make any application, to organize any inspections or certificates, and to check and file those certificates or inspection reports.

Even a licensing framework that does not impose fees directly on landlords nor require inspection or certificates will cause landlords to incur added costs to comply.

The vast majority of economists would agree that landlord licensing or regulation increases costs, and inevitably reduces rental supply and increase rents, everything else being equal. KRPOA also believes that the costs of landlord licensing or regulation will inevitably result in rent increases.

<sup>2</sup> KRPOA cost estimates based on recent experience.

<sup>3</sup> According to the CMHC Rental Market Report for October 2022, the average rent for a 2 bedroom apartment in Kingston was \$1,471. That has been rounded to \$1,500.

<sup>4</sup> KRPOA calculations.

## THE GOALS OF THE PROPOSED LANDLORD LICENSING

### Goal 1. Identifying Rental Units – Residential Rental Registry (RRR)

To advance the recent reactivation of work on the proposed Residential Rental Licensing Program (RRLP), the City of Kingston distributed a consultation paper, which identifies three main goals for RRLP, and provides information on what specific requirements are being considered.

The three main goals are:

- Goal 1: Identifying Rental Units – Residential Rental Registry (RRR)
- Goal 2: Examination of Safety of Rental Units
- Goal 3: Gaining Compliance

This submission will address each goal in turn.

### Goal 1. Identifying Rental Units – Residential Rental Registry (RRR)

According to the consultation paper,

The first step in building any program to monitor residential rentals is to gather data about the existing rental units in the City. Without accurate data about existing rental housing stock, it will be difficult to carry out any form of By-Law Enforcement/Licensing program effectively. Additionally, gathering rental housing data will give planners, housing officials and City leadership a better understanding of general trends and changes in housing conditions. The following list of information types could be included in an RRR:

- Civic Address of Rental
- Property Owner Information (Name, Address, Phone, Email)
- Contact Information for Local Agent (if Owner doesn't reside in Kingston)
- Proof Of Ownership
- Site Sketch (including parking plan)
- Floor Plan (including exits, doors, windows)
- Proof of Insurance for property damage & bodily injury

KRPOA notes a significant difference in the type of information proposed, as well as in the ease or difficulty of pulling the information up or creating it. We will address the various suggestions in groups, and then make general comments.

For a rental registry, KRPOA submits that all that is needed is:

- Civic Address of Rental
- Property Owner [contact] Information (Name, Address, Phone, Email)

The ease of providing that information would mean that responsible landlords would be willing to provide it, and can do so with little effort and no cost. However, any landlords who are operating in violation of any City or Provincial requirements, such as zoning or difficult-to-cure

building code standards, such as room height or the width of exit doors, may well not come forward to register.

Evidence is clear that licensing does little to increase compliance, given the small percentage of illegally converted units that appear to secure licenses in those municipalities where licensing has been adopted.<sup>5</sup>

At the end of this section, KRPOA will suggest other ways of obtaining that information, which are more likely to work for all rental units.

### **The requirement of a local agent**

In these days of modern communication, the requirement of a local agent is unnecessary. Virtually every mobile phone can take photos, which can be transmitted by e-mail or message. A landlord situated in Ottawa, say, can perfectly easily look at a needed repair, evaluate whether it is likely the tenant's responsibility or theirs, evaluate the urgency of the repair, and call in the appropriate tradesperson to make the repair. If the repair can wait, the landlord can do it themselves within a few days.

If the landlord and tenant have a good working relationship the landlord can authorize the tenant to buy the necessary part and install it, with the cost to be deducted from the rent. A landlord would not have any major repair done that way, but for the type of repair which homeowners do for themselves it could work very well. Examples could be the replacement of a stove element or a part in the toilet flushing mechanism.

### **Proof of ownership and proof of insurance**

Proof of ownership and proof of insurance might be easy to pull up for an owner with one rental unit, but would take time and effort for anyone with multiple units. The deed for each property would be in separate files, probably from various times. The assessment roll provides the ownership, which should make the provision of the deed unnecessary.

The insurance is renewed each year, and so to be effective, filing would be needed each year for each property.

Moreover, there is no legal requirement for an owner to have insurance. A tenant with a legitimate claim against an owner can claim at the Landlord and Tenant Board or in Superior Court, and then enforce any judgment like any other creditor (against all the landlord's assets, including the rental property itself and the home they likely own). Insurance on the tenant's

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<sup>5</sup> A Review of the Effectiveness and Implications of Municipal Licensing of Residential Apartments, Michael Fenn, September 2013, pp. 9-10 (PDF pp. 13-14) [https://frpo.org/files/Reports\\_and\\_Submissions/Residential-Licensing-Effective-Review-Sept-2013.pdf](https://frpo.org/files/Reports_and_Submissions/Residential-Licensing-Effective-Review-Sept-2013.pdf).

At the time writing the paper, Michael Fenn was a Senior Advisor at StrategyCorp. He had extensive experience in leadership positions at the municipal and provincial levels of government, including seven years as an Ontario Deputy Minister (including at the Ministry of Municipal Affairs and Housing), as well as eleven years as chief municipal administrator in Burlington and Hamilton-Wentworth Region.

belongings needs to be taken by the tenant. Insurance for the tenant's liability needs to be taken by the tenant.

The vast bulk of fires, many floods and most other damage are caused by the negligence of a tenant in a unit or another tenant in the building. Focusing an insurance requirement on landlords is focusing on the wrong side of the issue.

#### **A site sketch and a floor plan**

A site sketch (including parking plan) and a floor plan (including exits, doors, windows) would take time and effort, or cost money. Not everyone can draw a decent sketch, nor provide a clear floor plan.

Those items are required in North Bay, where it seems clear that part of the goal of the licensing program was to discourage rentals to students in residential areas, and to restrict the number of students who could occupy apartments or houses, to seek to limit the number of students in any area, with a view to addressing behavioural issues (such as noise and property tidiness outside the building).

KRPOA certainly hopes that discrimination against student-renters is not one of the goals of the proposed regulation, although seeing those proposed requirements raises that concern, as well as the concern about the work and costs which would be imposed on landlords to comply.

#### **General comments**

City staff and Councillors should also be concerned about the cost to the City of receiving the material to be required. Furthermore, some City official will have to review the material. The City official will have to check that the addresses on different documents are correct, that the dates on insurance confirmation are correct, and that the parking plan and floor plan are clear. To do a thorough job, the plans would have to be compared with the situation at the property. And all that to what purpose?

KRPOA submits that the information is not necessary to achieve the stated goal. Collecting it would impose work on landlords and on the City staff to no good purpose. Moreover, the essential information is available to the City in another way.

#### **A better way to achieve the goal**

It seems to KRPOA that the City of Kingston can obtain the information it actually needs through the City's existing records. Every year, the City sends out tax bills. If the tax bill is being mailed to an address different from the property address, then that is a very strong indicator that the property is being rented. The assessment information tells whether the property is in the residential class or a different class, and the assessment record gives the number of units. All the City seems to care about at this point are residential properties with three or fewer units, with the tax bill being mailed to a different address. (The different address could be in Kingston or outside Kingston, e.g. in Ottawa or Cornwall.)

Even now, the requirement to provide information to tenants is found in the **current Kingston Property Standards by-law**. Section 5.27 Emergency Contacts and Apartment Identification addressed those elements, states in section 5.27.1:

Every Owner shall provide, install, and maintain contact information in a common area in case of an emergency on a 24 hour basis where an authorized person responsible for the Property can be reached.

That requirement can be enforced under the by-law now. If the requirement is not met on a widespread basis, then surely education is the appropriate approach, not the enactment of overreaching new requirements.

For policy making, another approach to more aggregated information on the owner-renter divide is the Census information, broken down by census tract. Again, MPAC records can surely provide details of the number of units and also unit bedroom counts. (MPAC values properties of 6 units and more using standardized market rents for units of different sizes. While smaller properties are valued based on a regression analysis of comparative sales, focused largely on location, lot frontage and size, and building size and age, we believe MPAC records the number of units in 1 to 5 unit buildings too.) If not, a visual inspection of a property will reveal that information.

## **Goal 2. Examination of Safety of Rental Units**

According to the information made available by the City of Kingston,

Given that the primary objective for an RRLP is the promotion of health and safety of persons residing in rental units, some form of examination/inspection of the rental unit may need to be undertaken. By establishing minimum standards that a landlord must comply with to operate a rental housing unit, an RRLP could serve as the basis for a multifaceted system to improve the community's rental housing stock. There are many forms that this examination/inspection could take, including:

- Completion of a Fire Safety Plan
- Completion of a signed self-certification checklist by the Property Owner/Agent
- Submission of an Electrical Safety Authority (ESA) Certificate
- Submission of an HVAC Inspection Certificate
- Submission of a Police Clearance Certificate
- Conduct of a Site Inspection by Property Standards Officers
- Submission of a Property Maintenance Plan

KRPOA notes a significant difference in the type of action proposed, as well as in the ease or difficulty or expense of the proposed requirement. We will make a general comment, and then address the various suggestions in groups.

### **Initial general comments**

The Kingston Property Standards By-law already establishes minimum standards that a landlord must comply with to maintain a rental housing unit. For example, the by-law requires:

- All exterior openings of buildings to be fitted with doors or windows or other suitable means to prevent entrance of wind or rain into the building (s.4.9), and that the windows, exterior doors, and basement or cellar hatchways shall be maintained in good repair (s.4.10).
- Inside and outside stairs, porches, decks, balconies and landings to be maintained so as to be free of holes, cracks and other defect (s.4.32)
- Existing stairs, treads or risers that show excessive wear or are broken, warped or loose and supporting structure members that are rotted or deteriorated shall be replaced (s. 4.33)
- The electrical wiring, fixtures, switches and receptacles located or used in a building shall be installed and maintained in good working order (s. 4.13)
- Many other building elements to be provided and kept in good working order.

Newspaper articles have referred to some steps and porches being in a state of poor repair.<sup>6</sup> That is already an offence under the Property Standards By-law. What is needed is pro-active enforcement of the existing by-law, not to require landlords to file documents with the City.

### **Fire safety plan**

Under section 2.8 of the Fire Code a fire safety plan is required for buildings of four or more storeys (including a storey below grade). Implicitly, buildings smaller than that do not need to create a fire safety plan. For a dwelling in a small property, the main fire safety issues are:

- avoiding and handling kitchen fires,
- safe use of candles and
- getting out when necessary.

The Kingston Fire Service has advice on those issues, and others, by clicking at the following link: <https://www.cityofkingston.ca/residents/emergency-services/kingston-fire-rescue/safety-prevention/home>

The first two points in avoiding and handling kitchen fires are:

1. Never leave cooking unattended. A stovetop fire can start in a flash - keep close watch on your cooking at all times.
2. If a pot catches fire, slide a lid over the pot and turn off the stove.

Landlords cannot do either of those key things; only tenants can do them.

Rather than spending time and effort making small landlords prepare plans that their tenants will likely not read or act on, a much better approach to fire safety would be to educate everyone in the City about the existing advice from the Kingston Fire Service.

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<sup>6</sup> An example from December 22, 2022, is found at <https://www.thewhig.com/news/local-news/kingston-to-look-at-rental-licensing-program>



### **A signed self-certification checklist**

While a signed self-certification checklist could itself be prepared with little expense, KRPOA is opposed to a requirement for that to be filed. Our main objection is that requiring such a declaration invites scofflaws to lie, which works against building habits of compliance and honesty. In addition, for such a requirement to be effective, a City official would have to review the checklist. The only way to be sure the checklist is accurate would be an inspection, and an inspection can be performed without the checklist being submitted in the first place.

### **Inspection certificates**

While at first sight one might think that a requirement for various inspection certificates would be unobjectionable, there are in fact serious issues with such a requirement, whether for a police background check, a heating ventilation and air-conditioning (HVAC) inspection certificate, or an Electrical Safety Authority (ESA) certificate.

Obtaining the certificates for a licensing or registration program would cost a landlord money. Each certificate is likely to cost between \$40 and \$250, for a total costs of \$200 to \$500. And that is only the out-of-pocket cost for the inspections and certificates themselves. There would also be the administrative costs (or time --- when time is money) of arranging for the inspections, giving notice to the tenants and then receiving the certificates and sending them to the City. The internal cost to the landlord could easily match the out-of-pocket cost, making a total cost to the landlord of \$400 to \$1,000.

Then the City would need to process the certificates, at a further cost, potentially making the total cost \$600 to \$1,500.

To the extent that the costs are passed on, the tenants will ultimately bear much or all of that cost. Even if only done every three years, the total cost of obtaining and processing the certificates alone would amount to \$17 to \$42 per month. For a tenant in need of housing which is affordable, that is not a small cost, especially when that cost does NOTHING directly to cure any defects because the cost of any repair work would be in addition to all the administrative costs of processing the certificates.

### **Property Maintenance Plan**

Imposing a requirement for a property maintenance plan would create a hassle for landlords while achieving little practical good. Such plans would result in time spent on matters other than fixing problems. A plan is only as good as its implementation in action, and the actions can be taken by responsible landlords without writing out and filing a written plan.

In addition, plans would encourage nit-picking by tenants, such as saying “the landlord said they would cut the grass weekly; but the landlord only cut it every two weeks in July” (when they would not note that the weather was hot and dry and the grass did not grow much).

More importantly, proper maintenance is already required by the Residential Tenancies Act (RTA) and the Kingston Property Standards By-law.

The RTA provides:

20 (1) A landlord is responsible for providing and maintaining a residential complex, including the rental units in it, in a good state of repair and fit for habitation and for complying with health, safety, housing and maintenance standards.

33 The tenant is responsible for ordinary cleanliness of the rental unit, except to the extent that the tenancy agreement requires the landlord to clean it.

34 The tenant is responsible for the repair of undue damage to the rental unit or residential complex caused by the wilful or negligent conduct of the tenant, another occupant of the rental unit or a person permitted in the residential complex by the tenant.

The Kingston Property Standards By-law provides as follows:

**General Cleanliness** 5.38 Every Occupant of a Residential Property shall Maintain the Property or part thereof and the land which they occupy or control, in a clean, sanitary and safe condition and shall dispose of garbage and debris on a regular basis in accordance with municipal by-laws.

**Property, Lands, Yards and Buildings** 4.42 Property, lands, yards and buildings whether vacant or not shall be kept clear and free from:

4.42.1 rubbish and debris;4.42.2 unsightly weeds and heavy undergrowth;

4.42.3 grass longer than 20 centimeters (8 inches), brush and undergrowth by cutting regularly and removing the cuttings from the lands. This does not apply to agricultural properties;

4.42.4 lawns, hedges and bushes from becoming overgrown and unsightly by keeping trimmed;

4.42.5 dead, or damaged trees and branches thereof by removal;

4.42.6 erosion of the soil by covering the ground and a suitably maintained covering includes but is not limited to grass, gravel, asphalt, ground cover (ivy, periwinkle), cultivated flowers or plants;

4.42.7 deep ruts and holes;

4.42.8 wrecked, discarded, dismantled, or in-operative recreation equipment;

4.42.9 objects or conditions that may create health, fire or accident hazards;

4.42.10 Vehicles, trailers, boats, barges, or mechanical equipment which are not within a building and which are wrecked, unlicensed, not validated, discarded, dismantled or in an in-operative condition; and

4.42.11 dog feces or other animal feces.

That seems a comprehensive list of what is required both inside and outside a building. Where the rented property includes outside areas, the obligation to keep yards clean would fall on tenants, whereas for common areas, inside and outside the building, the by-law obligations concerning maintenance and cleanliness fall on landlords.

Rather than requiring the creation of a written maintenance plan by each landlord, the better approach is to enforce the existing property standards by-law more pro-actively. To the extent that tenants are bothered by a lack of diligence on the part of landlords, they have remedies at the Landlord and Tenant Board.

### **Site Inspection by Property Standards Officers (PSOs)**

In KRPOA's opinion, the proposed site inspection by a PSO is the only sensible action on the list. However, the City does not need a registration or licensing system to do it! The better approach is to avoid all the proposed new paper work and "busy-work", filling file cabinets or computer memory sticks or Kingston's space on the cloud, and instead to take action to enforce the existing property standards by-law. (Ideas for pro-active enforcement follow.)

### **Goal 3: Gaining Compliance**

According to the consultation paper, Goal 3 is Gaining Compliance. That goal was followed by five bullet points, as follows:

- Compliance-oriented fee structure - Offering low/no-cost registration/licensing options for Property Owners who voluntarily sign up for the program(s)
- Fee structures that are oriented to generating positive outcomes and maximizing compliance rather than revenues
- Fees should not be seen as a revenue generating mechanism, but as a way of motivating landlords to affirmatively comply with by-laws as responsible owners
- Setting strict timeframes for registration/licensing submissions
- Issuance of Administrative Monetary Penalties for failure to meet timeframes or for the provision of false/inaccurate information.

In KRPOA's view, if registration or licensing were to be enacted, then a "no-cost system" would obviously be better than a high-cost system, charging fees. However, all the compliance costs would still be borne by the landlord, so that the system would not in fact be a "no cost" system. (Instead, it could accurately be described as a "no fee system".)

Under a no fee system, there would also still be costs to the City to receive and process all the information and forms, and costs to the landlord of creating or obtaining and processing all the documents.

For any new requirements there are costs. Those costs have to be borne by someone, and if that someone is not ratepayers, then it will be landlords and tenants. In the long run, the costs not borne by ratepayers will be borne by tenants.

KRPOA is happy that the goal is not to maximize City revenue: the goal should not be maximizing City revenue! However, there are better ways to motivate landlords to affirmatively comply with by-laws as responsible owners (as the vast majority do now).

Despite the win-win tone of the first three points, the last two points sound punitive. They include the words "strict" and "penalties". Those are not words which encourage people to

become landlords and to provide housing to people who cannot afford a down-payment, or the risks of home ownership.

### **Better ways to achieve the goal**

Rather than bringing in new requirements which include much documentation, the better approach is to enforce the existing property standards by-law through property inspections, communication with tenants and landlords, and if necessary, notices of violation property standards orders, and ultimately, prosecutions.

Various means could be used to leverage the effect of such actions, such as:

- adding one or two more inspectors
- targeting particular areas such as Sydenham and Kingscourt-Rideau
- making it clear that inspections will be taking place in particular areas at particular times (both through the media and KRPOA)
- identifying buildings with exterior deficiencies and leafletting those buildings with
  - an invitation for tenants to report problems to their landlord, and only if there is no response to report them to the bylaw enforcement team, or
  - a return date, such as a Saturday or early evening, when tenants can make oral reports and permit inspections to document deficiencies in their rental homes
- communicating with affected landlords
- if necessary, issuing notices of violation property standards orders, and
- if need be, bringing prosecutions.

Another innovation in other cities is that persistent offenders have been targeted for special 'blitzes'. In these exercises, and as suggested above, enforcement staff can set-up a special enforcement program for an area, circulating information and soliciting input from tenants and neighbours.

A phased approach, perhaps beginning with fire-code compliance and moving on to other standards, ensures a comprehensive result and addresses the chronic sources of tenant complaints.

This more pro-active, coordinated and targeted approach goes beyond the specific-complaint response by enforcement staff, which some people allege vulnerable tenants may avoid for fear of either eviction or compliance costs contributing to increases in rents. The action can be triggered by a third party report of an apparent problem.

Specific enforcement typically corrects the non-compliance that was the trigger for a complaint (or a third party report), and in addition, other cities report a positive spill-over effect. The conspicuous presence and inspection activity of the enforcement authorities often generates a collateral response of voluntary compliance and property upgrades in nearby rental properties with similar issues. Pro-active, targeted inspection and enforcement can make economical use

of existing staff teams, and generate a disproportionate volume of remedial action by small-scale rental owners.<sup>7</sup>

### **The need for sensitivity**

To obtain the best results from adopting a more pro-active enforcement approach, some sensitivity must be applied. For example, if an inspection reveals that a property zoned for two units actually has three, enforcing the zoning would necessarily result in one household being evicted, and it could result in two households being evicted so that two of the units could be combined into one unit. Neither result would be desirable.

A similar problem arises from difficult-to-cure violations of building code standards, such as room height or the width of exit doors. Unlike the system for allowing reasonable minor variances under planning law, KRPOA is not aware of any formal system for granting minor variances from building code standards. Yet the current shortage of housing suggests that it would be a very bad time to be closing rental units because the ceiling height within them is 2.25 meters rather than 2.3 meters, as required over 75% of the floor area of living, dining, kitchen and bedroom space.

KRPOA is not aware of how widespread those issues are in Kingston, but in some municipalities the zoning issues are extensive, and in some areas, minor violations of the Building Code may be frequent.<sup>8</sup>

A similar issue applies where structural work is required but there is no immediate hazard. For safety reasons, structural work often requires vacant possession, but in the current rental market, displaced tenants cannot easily find alternate accommodation which they can afford.

This is not to say property standards should not be enforced, but rather to say the focus should be on safety and health, with a careful eye to the impact of different remedies on tenants, including their ability to keep their existing housing, which is probably relatively affordable.

The issues discussed in this section would apply both to licensing/registration and to more pro-active property standards enforcement, but KRPOA would suggest that the zoning and Building Code issues would be more problematic under licensing/registration (when the City might find itself keeping records of on-going violations).

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<sup>7</sup> A Review of the Effectiveness and Implications of Municipal Licensing of Residential Apartments, Michael Fenn, September 2013, pp. 14-15 (PDF pp.18-19) and p.18 (PDF . 22)  
[https://frpo.org/files/Reports\\_and\\_Submissions/Residential-Licensing-Effective-Review-Sept-2013.pdf](https://frpo.org/files/Reports_and_Submissions/Residential-Licensing-Effective-Review-Sept-2013.pdf).

<sup>8</sup> Ibid, pp. 13-14 (PDF pp.17-18)

**OTHER REASONS TO AVOID LANDLORD LICENSING: the costs and the effects on housing affordability**

Even if it is free of municipal fees, residential rental licensing is not a cost-free solution because of the costs of complying with the bureaucratic requirements, both by landlords and the City. Substantial costs will be incurred which must be paid by someone, whether that be municipal ratepayers, landlords or tenants.

It is impossible to force landlords to absorb all the costs imposed and created by landlord licensing or registration. The RTA allows a pass-through of increases in municipal taxes and charges by means of above guideline increase (AGI) applications. Rent regulation is entirely a matter of provincial jurisdiction. The City cannot enact rules that would have the effect of not allowing licensing or registration fees from being recoverable under the RTA as an extraordinary cost increase.

Even apart from AGI applications, market forces result in tenants largely paying for the costs of licensing. Inevitably, driving up the costs of operating rental properties will have the effect of reducing the supply of rentals, and that reduction in supply will increase the market price of rentals from what that would otherwise be.

The more time and money that is spent on producing reports and on inspections, rather than on actual property repairs or improvements, the more rental licensing will make landlords AND tenants WORSE OFF.

One of the consequences of licensing residential rental units in single-family homes or in buildings with fewer than four units is the resulting “business decision” taken by the property owner either to comply with new licensing requirements, or to discontinue the rental use, and sell the property for owner occupation. That decision must be avoided in order to achieve the goals of more and better housing.

Here are concrete examples of the potential impact of the costs of landlord licensing or registration on landlord’s return on investment. Figure 5 shows the impact of the costs of requiring inspection certificates, based on a unit rent of \$1,500 per month, and an annual return on investment of 8% of rent as illustrated above at page 7. The possible costs are based on a requirement for inspection certificates, but internal costs of a similar amount could also be driven by other application or reporting requirements, other than a very light touch approach (such as just reporting contact information and number of units).

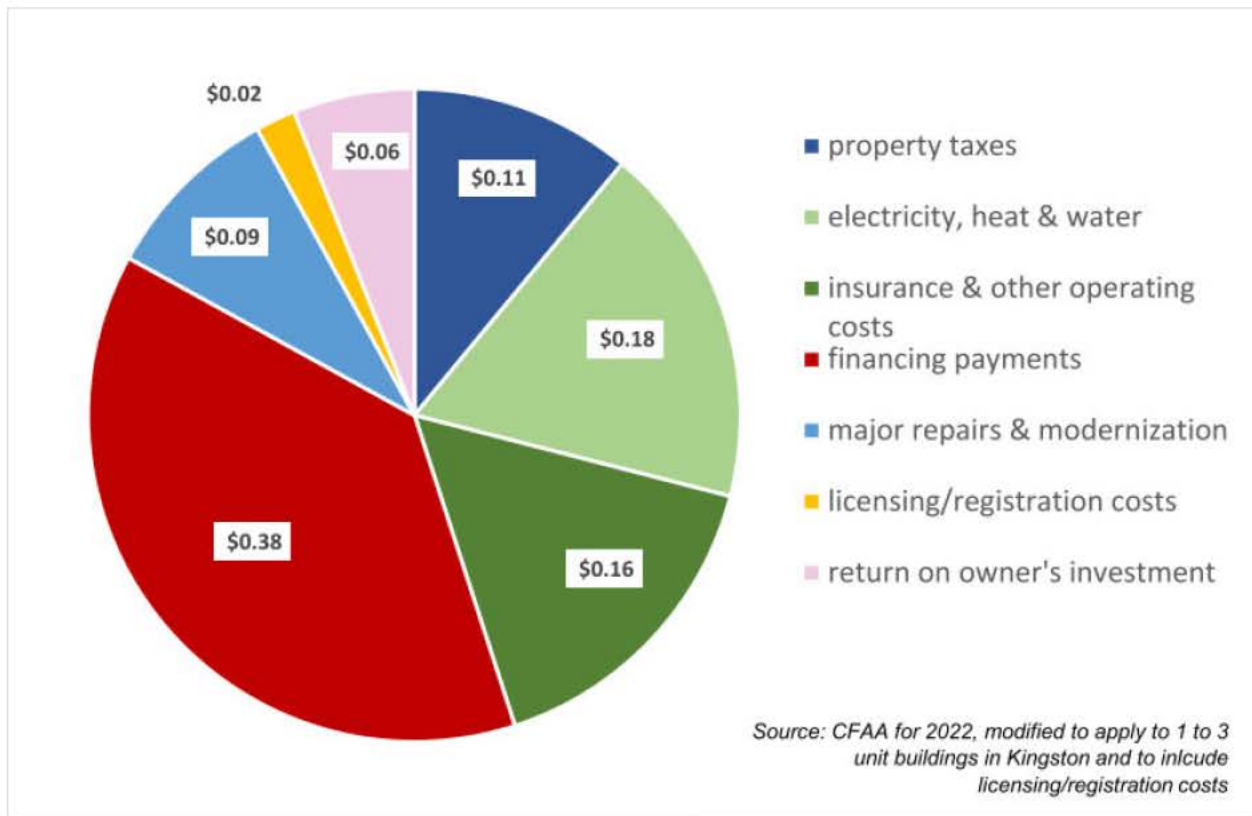
Figure 5: Sample impact of licensing costs or fee on annual return on investment

Annual regulation costs	If cost is per unit		If cost is per building for a 2 unit building	
	% of annual rent	% of annual return on investment	% of annual rent	% of annual return on investment
\$ 400	2.2%	27.8%	1.1%	13.9%
\$ 600	3.3%	41.7%	1.7%	20.8%
\$ 1,000	5.6%	69.4%	2.8%	34.7%
\$ 1,500	8.3%	104.2%	4.2%	52.1%

The figures show that the potential costs of landlord licensing or registration are not trivial when compared with the normal rate of return on investment achieved after the other costs of owning and operating rental housing are paid. Even low-end licensing costs could reduce landlord returns by 14 to 42% (or say 25% to have a single figure to work with).

Returning to the pie graph of where a dollar of rent goes, even fairly low-end licensing costs could reduce landlord returns by 2 cents out of every dollar of rent (25% of the current return on investment), leaving only 6 cents of return instead of 8 cents. See figure 6.

Figure 6: Where a dollar of rent would go with Rental Licensing or Registration.



KRPOA hopes that everyone can understand that any such impact on investment returns would have a significant impact on rental supply, and would necessarily be passed through into rents, thus worsening housing affordability. As established at page 6, affordability is a much more widespread problem than the need for repairs, which is alleged in order to justify landlord licensing.

## **CONCLUSION**

In conclusion, landlord licensing or registration would inevitably be obtained at a cost. Many of those costs inevitably fall on landlords and are passed through to tenants, if not immediately, then over time. As a result, landlord licensing or registration would inevitably worsen rental housing affordability, which is a much more widespread problem than the need for repairs, as shown in the core housing need figures on page 6.

As noted in the section on the need for sensitivity, on page 18, landlord licensing can also easily lead to unnecessary enforcement, which would negatively affect specific tenants in the lowest quality rental homes, who are often the worst off of all tenants.

KRPOA submits that landlord licensing or registration is a net negative for the overall well being of tenants. Besides that, we also submit there are more effective and less costly ways to achieve the City's goals, with fewer negative consequences to tenants, landlords and ratepayers. KRPOA urges Kingston City Council to reject the rental licensing and registration options available to it.

A more pro-active system of property standards enforcement, as discussed at page 17, should address the perceived problems without the detrimental unintended consequences.



## Additional Public Submissions

### Submission #1

Good morning [REDACTED]

[REDACTED] works at Extend-A-Family in Kingston and [REDACTED] is the City of Kingston Director of Licensing and Enforcement services.

I have had discussions with both of you, and during my last one with [REDACTED] I said I would connect the two of you. The topic of course being the decline of small landlords in Kingston with few having any desire to step in and replace..... and how the newly proposed licensing and yearly inspections for small landlords could, most likely will, aggravate the matter causing a further loss of rental bed spaces in this city.

Considerations discussed:

- The legality of the bylaw as the city lawyer has said it would not be. This should be a definite consideration after another city bylaw has just been struck down by the courts.
- The RTA already covers most everything in the bylaw and more, as such needless reptation at cost to the taxpayer as compared to supporting laws already in place
- This will interfere with RTA supported "rights" of both landlords and tenants. As the RTA establishes the right for tenants not to be disturbed more than necessary, and landlords the "right" to a certain level of monitoring and inspecting for maintenance of the property. The proposed will either remove 2 visits for inspection and maintenance or disturb the "rights" of tenants to live in peace without interference..... one to prep for inspection and one for inspection.
- There is a cost factor, especially for landlords that have to use management firms. As they will then have to pay for an individual for 2 visits and associated office work. Added to that will be the cost of the licensing and substantial cost for the inspection.... I personally was in the Queens system for a while and said inspections were over \$750 in 2017. The increased costs will be passed on to renters and said is fully supported by the RTA. this of course will increase the cost of renting in Kingston
- There is an increased hassle factor and risk factor to organizing all of this for a landlord, and to letting an inspector onto the property.
- The Tribunals state clearly that small landlords with 3 units and less are by far the least offenders of the RTA, by far. Larger slumlords, conglomerates, multinationals, ON housing and other community housing etc are by far the largest offenders of the

RTA. As such this proposed licensing and inspection bylaw will not even target the submitted need. If we create a monopoly of just a few large-scale landlords in this city it will simply not be good for anyone.

- We do not have sufficient staffing in the city to enforce bylaws already in place. As such the resources of the city could be better used in other areas.
  
- When the property of a small landlord leaves the market, there is a bed loss in the city especially if it's a student landlord. For that house that once supported bed space for 4-8 individuals most often will now support only 1-2 individuals. This of course will leave the city in a larger deficit in regard to housing.
  
- There are many who rent out rooms in their own homes. They operate outside of the RTA and rightfully so as they are living their themselves and on top of it all.
  - o this group is comprised mainly of retired looking to supplement, disabled looking to supplement and who often have it as their only form of income, the under employed, those that have been hit hard by unmanageable increases in mortgage rates.
  - o this group will most likely stay however this group also has an unlimited ability to increase rent.
  
- Many rental properties and homes in general will not meet the minimum requirements..... and another proposed bylaw as to maximum temperature will aggravate this even further. As many simply cannot structurally and financially meet said requirement of temperature as so old. In many cases head space of stairwells both to basements and second story are to low and cannot be adjusted, ducting height or even general ceiling height, historic and or older structures lacking in availability to change windows or doors or insulation values. This item is of great concern as it will create so very much conflict with finance, the RTA, charter of rights supported items etc.
  - o The problem with this is, the RTA would not support an eviction. As such the bylaw would fine the LL and the RTA would not allow for resolution.
  - o These particular sorts of conflicts in the proposed bylaw, RTA, and Constitutional Rights are where a great many LL have their largest concerns.
  - o The city simply cannot force landlords or tenants to take actions and or absorb penalties when not supported by the TRA. As such the risk of legal conflict at all levels will escalate.
  
- The rental market is so very highly regulated and taxed already, management and maintenance costs have increased more than 2-fold. Taxes up, allowable deductions down, insurance way up..... etc. More risk and cost has almost all with a mortgage on their rental wanting out, and very few want to enter the rental market as

risk is now to high and return below that of a GIC. In fact most banks of all but stopped lending for rental properties. BMO confirmed this to me just last week, allowing only of more than 50% down and a 25% cushion. The gave an example of 1.25M down payment would now be needed to borrow for a 2M purchase. As pr BMO, most small landlords with mortgages are now what they call "under water", and most without mortgages are at an ROA of sub 3%.

- The Kingston Landlord association has invited me to a couple of their meetings. I did take them up on the offer: they and all there were very very concerned, some having already started to sell off property.

As a reminder: I personally do have a rental property, at one time was a property manager in Hamilton, and am well informed. This is to big a concern for my own property as is a very good one and I am mortgage free..... good keep as was a master carpenter by trade, and I will live in that home down the road myself. My concern is for housing in this city and those in need, along those lines I am very active in Kingston. We should be incentivizing the small landlords, thus increasing the available number of beds in this city.... we should not be creating disincentives and scaring investment away. On that note we should not have nixed the availability for carrige houses in Kingston.

With that I will let the two of you communicate, and should you have any questions of me I will be happy to chime in. Feel free to reach out at any time.

## **Submission #2**

I have recently learned about a proposal to make landlords pay for licensing and inspections of any room or apartment they rent for whatever length of time. I think most of this proposal is repetitive and disastrous.

- 1) It's disastrous because it will add to the appalling number of homeless people in Kingston. There is already an extreme lack of affordable housing.
- 2) It's going to mean huge legal bills for the City.. For example, the City is saying that people who have criminal convictions can not rent property they own!!!?? Legal problems there for sure.
- 3) Repetitive: There is overlapping of this legislation and provincial and federal legislation.

I would like to express my extreme opposition to this proposal.

## **Submission #3**

I have serious concerns about this new licensing bylaw.

These are some of my questions:

Will all staff entering tenant's homes have a CPIC with vulnerable people check?

Will photos of the inside of homes be taken?

With what equipment will these photos be taken?

What measures are in place so that these photos are not subject to hacking or shared ? It would seem that if these are cell phone photos, they could be easily shared by staff - with whoever they wanted to.

How will that ensure tenant's privacy?

Section 8 of the charter:

8. Everyone has the right to be secure against unreasonable search or seizure.

If a tenant has not complained, this is an unreasonable search of their home. Has this been researched and is this addressed in the report to council?

info here on reasonable expectation of privacy: <https://www.justice.gc.ca/eng/csj-sjc/rfc-dlc/ccrf-ccdl/check/art7.html>

Will every room be inspected? I can't imagine showing someone into my bedroom or where a sleeping child is or a shift worker or anyone. This is a massive invasion of my privacy.

Will male officers arrive at home of a female who is there alone? A young female student? A senior who's a bit confused? A woman fleeing domestic violence? A rape victim of any gender? Not cool.

Will a man come to a home of a Muslim woman or woman of another religion where it is against their religion to have a man in their home? This is clearly a human rights code violation.

Anyone in a home of a woman who is in or fleeing an abusive relationship, any visit by authorities, poses a great risk to the woman tenant. Her abuser comes home and demands to know why she let someone in, for instance. There's all kinds of ways this is dangerous to a woman in or fleeing an abusive relationship and staying with someone else where she doesn't want to be found.

We have many refugees in Kingston that have had to flee authoritative regimes. The city inspecting their homes will re-traumatize them. That is morally and ethically wrong as well as it would open the door to the city to be liable for the trauma inflicted, wouldn't it?

What will be done when bylaw finds more than the allowed number of people living in a home? What is the policy and how will people be accommodated with different religious beliefs and societal norms with regard to housing.

What will be done if a bylaw officer finds 2 children of opposite sexes sharing a room? Or an older kid and a young kid? This is against the policies of the Children's Aid society. Will the kids be taken? Will they have to move? In the lowest income area of the city, this is a reality and many people will refuse to let anyone of any authority into their homes out of fear and rightly so. What's the protocol going to be? It's my understanding that as an employee of the city, the staff MUST report.

What will bylaw do in the event they see a person is using illegal drugs? Will they call the police?

What if my neighbour, who is struggling with mental illness, won't let the city in to inspect? Will the tenant be fined? Will the landlord be fined?

What will happen bylaw goes into a rental where they are at risk? There's a reason the Police have a policy (which I'm sure you can access) of not getting into rental disputes. I can see bylaw's safety being put at risk. Has their union been consulted on this? They're not invited in, but going in at the City's behest. This will upset a lot of people and upset and mentally ill people in neighbourhoods that are reluctant to speak to authorities isn't going to be a pleasant encounter.

Covid - will staff test before entry to every home? How will this be supervised?

Our Hospital is full - it's overflowing with respiratory diseased patients. There is no right for anyone to enter and put people at risk in their own home unless there's something like a warrant, to my understanding.

Staff are also at risk by going into homes where people may be sick.

How is this going to work? What is the liability to staff to do this?

As a tenant, I'm not letting people into my home unless absolutely necessary - and this is not necessary by any means. Will I be fined? Will my landlord be fined? My landlord is a high-risk person and will not come into my apt unless it's an absolute emergency. This is not an emergency. He calls a plumber and licensed tradespeople when necessary. AFAIK, you cannot force him to come into my apartment and put his health at risk.

I think all of this is a class-action lawyer's dream.

What strategy will prevent people from putting on blue pants and a shirt and showing up at people's doors claiming to be the city to inspect? It's a great way to case a place or conduct a home invasion. Uniforms widely and easily available and with all the publicity the city is putting out - how will you protect people in their homes? You know someone is thinking of this already!

Cases recently in Ontario of people impersonating authorities to gain access:

<https://globalnews.ca/news/7556148/london-ontario-home-invasion-suspects-impersonate-police/>

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a string of 5 reported here: <https://kitchener.ctvnews.ca/here-s-what-s-behind-the-recent-string-of-fake-police-officer-reports-in-southwestern-ontario-1.4955606>

last month: Toronto man tricked elderly woman, impersonated officer to collect bail money: Cops

Toronto man tricked elderly woman, impersonated officer to collect bail ...

A Toronto man, accused of impersonating a police officer, is facing fraud and assault charges.

And what is the potential liability to the city? If an inspector comes in and as a tenant, I feel my privacy and safety have been violated, I could sue.

If my home is deemed 'illegal', and I'm evicted, I could sue. How is the city prepared for this?

I have several friends that are disabled and live in what are probably 'illegal' places that were built decades ago in Rideau Heights and Kingscourt. These are the only affordable homes they can find. What is the plan for those people? If their units are inspected and safe, but illegal, they'll still be evicted with no where to go but shelters. Is the city at all prepared for this or have any plan at all?

#### **Submission # 4**

Hi, I started taking your survey but don't understand the questions. I'm a small landlord, I rent out 3 units. I have no idea what you mean by "issues". For example have I ever had issues with property standards. What does that mean? Do have issues every time I need to cut grass, change batteries, do regular maintenance of my properties? Is it an issue when a tenant's fridge breaks on a weekend and I can't get a repair person out until Monday? Or if their toilet stops flushing but I can't get the parts to fix it for a day? What do you mean by "issues"? An issue for who? My tenants? Me? Because these things are indeed issues for both of us! So I would answer yes to all of the questions as would my tenants even though when they have an 'issue' and contact me about it I come and fix it immediately or as soon as it can possibly be fixed. I would strongly recommend you change your survey questions and add some clarity. Because without clarification, the results of your survey are basically useless (unless that's what you're hoping for, but you can still check off the 'consultation' box AND get the survey answers to justify what you've already decided).

## Access Powers Available to Municipality

Under *Building Code Act*.

By-Law Enforcement (identified as “officers” in the *Building Code Act*)

- May access property at any reasonable time without a warrant to confirm compliance with Property Standards By-Law and orders issued under the By-Law

Building Inspectors

- May access property at any reasonable time without a warrant to confirm compliance with *Building Code Act*, *Building Code*, orders issued under the Act and to determine if a building is unsafe

However, Officers & Inspectors cannot enter a “dwelling” unless:

- the consent of the occupier is obtained, the occupier first having been informed that the right of entry may be refused and entry made only under the authority of a warrant issued under this Act;
- a warrant issued under this Act is obtained;
- the delay necessary to obtain a warrant or the consent of the occupier would result in an immediate danger to the health or safety of any person;
- the entry is necessary to terminate a danger regarding:
  - a non-conformity with the standards in a by-law to such extent as to pose an immediate danger to the health or safety of any person

Under *Municipal Act*:

- A municipality has the power to pass by-laws providing that the municipality may enter on land at any reasonable time for the purpose of carrying out an inspection to determine whether or not the following are being complied with:
  - A by-law of the municipality passed under this Act.
  - A direction or order of the municipality made under this Act or made under a by-law of the municipality passed under this Act.
  - A condition of a licence issued under a by-law of the municipality passed under this Act.
- Similar dwelling and consent requirements to *Building Code Act* provisions above.

Under *Fire Protection and Prevention Act*:

Fire Inspectors

- May, at all reasonable times, without a warrant, enter and inspect land and premises for the purposes of assessing fire safety