

Exhibit B

Notes from public consultation on Lodging Houses

May 11/15

Landlords Group - Sid Birrell & Pete Lawless - 7 in attendance

Interested exclusively in rental units for students

They “only rent to students”

Should consider licensing everything citing concern about unsafe inappropriate 4 bedroom dwellings that are rented.

Criteria:

How the lease is arranged is one criterion

How the dwelling functions as a “single housekeeping unit” is a second piece of criteria.

Very big difference between how students may live together in a single house keeping situation from how others who are not students may live together in a dwelling unit.

Single Lease agreement,

How utility bills are registered and paid.

Must define a “single housekeeping unit” (*access to all spaces within the dwelling except bedrooms, no cooking appliances in bedrooms*)

Concur with the concept of a lodging house being the “sole use of the building” on the property.

Can not discriminate rental to students. How do you track who is a student part time graduated etc...

Peter on question on the need for a rezoning. Zoning Compliance and legal use is an issue. Public process for legalizing a use.

Residential tenancy Act - and rights of tenants.

Generally 5 – 6 bedrooms -one person/bedroom “more than we think out there”.

Would like to see hard data on units existing that may be affected and demand.

Insurance Company’s interest /concerns students vs. random tenants.

Concern about license fee - Should require a license for all rented units to ensure compliance with zoning by-law.

First time license fee to warrant inspections and lesser renewal fee is reasonable.

May 12/15

Landlords Association - Atul Patricia - 20-25 in attendance

Documented Notes and questions are to be provided by the association.

General notes /questions concerns:

- Rental of large multiple bedroom dwelling all under one lease
- Then sub-letted /rented by the bedroom by a second party.
- Concern with political approach vs. the economic approach.
- Proposing an approach without all of the factual evidence on how many rental units are actually out there that will be affected by the proposed changes.
- Discussed the problem of how the City would justify expending effort to inventory all units including all illegal units. There is no co-operation by owners to offer information. Reality would involve the City to do a review of all rented units.
- Problem identified as multiple bedroom dwellings rented. Effectively is no valid definition of what a lodging house is today.
- Enforcement of by-law is poor.
- What about unintended consequences of new rules resulting in need to evict tenants.
- Often a landlord cannot easily get a tenant to leave when they want them to.
- Insurance companies and mortgage companies have their standards regarding rental units.
- What about occasionally "billeted" tenants ?

May 14/15

Ontario Human Rights Commission

Phone Call discussion with Jaccquoline Pegg OHRC

Recommended contact Legal clinics about those being affected by the initiative. "Tenants of low rent housing".

Sent copy of report to council. She asked about time frame for roll out of by-law amendment.

June 1/15

Trent Off Campus Housing

Tori Cartwright responded to contact.

Telephone discussion of Initiative

Sent copy of Report that went to Council.

No interest in a meeting or presentation.

Note: Approx 6,500 students including graduates. On Campus Housing provides 1,200 beds. Update Nov 2015: Approx 8,000 students including grad students. On Campus Housing provides 1,300 beds. Including London Property Corp. development on Water Street.

No comments on report.

June 5/15

Peterborough Real Estate Board - 20 in attendance

Agents are interested in improvements to clarify defining the legal uses of properties permitted by zoning.

Questions on rights to access properties to determine use - Warrants can be obtained to enforce the zoning by-law.

Range of legitimate landlords that will be affected by the initiative aimed to improve landlords that are not responsible.

Concerned about their responsibility associated with representing or selling a property with converted units or uses established without permits or having gone through a public process.

Confusion with:

- Legal use evidence based and (by-law definition)
- Fire Safe Use: Fire inspection requiring safe access egress from a bedroom of what according to the Fire Code, is defined as a Lodging House.
- Building Code requirements for heating and ventilation for what according to the Building Code, is defined as a “lodging house” vs. dwelling unit.

June 17/15

Bolivar Street Neighbourhood Association - Contact Paul King Fisher - 16 attended

Written questions were provided in addition to which the following points of discuss were raised at the meeting:

- Concern was raised with drawing the line at 5 or more bedrooms ignoring 4 or less that may be unsafe.
- Why drawing the line at 5 bedrooms rather than 4 ?
- Proposal brings the definition more in line with the Ontario Fire Code definition and the Building Code definition of a lodging house containing more than 5 “people”.
Note: Since 1954 by-law considered a permitted use to include “The keeping of roomers or boarders not exceeding four in a single “family” dwelling was acceptable. Five bedroom limit is constant with reasonable expectations for parking spaces required to support use.
- Why can rental units not be permitted on the basis of on “owner occupancy”. As the principle residence of the owner, management issues would not usually be a problem.
- Concern was with what would be acceptable proof of principle residence – Fed. Income tax information reqd. as proof. Still the owner may still live elsewhere.
- Concern with the size of bedrooms and the potential number of people it could accommodate.
- Enforcement of on street parking regulations was necessary.
- Could relax by-law’s requirement of parking to support the number of bedrooms in the inner-city.

- Suggested the idea of relaxing parking or maybe exempting parking required in the core with a clause in the licensing agreement signed by the owner not to rent units to people with motor vehicles or providing an acceptable explanation of alternative parking arrangement.
- Raised the issue of rear laneways that are often blocked rather than used for parking cars.
- Agreed that there is generally a need for landlords to be more responsible and accountable in effort to eliminate unsafe unhealthy living conditions.

June 30/15

Shaun McCracken Fleming College

4,100 Students enrolled, 435 beds provided on campus.

Trend is for first year students rent on campus then seek accommodations off campus.

No comments on report.

July 20/15

AHAC Presentation

- Endorsed the need to ensure Safe Healthy living conditions for all tenants.
- Health unit inspection like with provincially licensed dwellings.
- Room size, window openings for ventilation a good idea.
- Asked about parking required.
- Question on “living arrangements” how people live together within a single unit dwelling.
- Question on how the proposed regulations would apply to “YES” Halfway houses and transitional living arrangements. KPP Provincial Housing eg. TVM.
- Answer- Could except where the service provider is operating under license issued by the Province. Similar to Group Homes.
- Typical 4 bedroom dwelling for rent is acceptable.
- Five bedrooms dwelling for rent - reduced to four would still require a license but not zoning.

October 1/15

Northcrest Ward Town Hall Edmison Heights - +- 80 people attended

Meeting focused on rental units within Heritage Park Subdivision.

- Issue with multiple bedrooms constructed in single unit dwellings with& without permits being rented to students.
- Construction of second dwelling units in the lower level walkout basement established without building permits within in buildings zoned for a single unit dwelling.
- Enforcement of municipal laws and regulations is generally weak.
- Enforcement of zoning by-law, building without permits, property standards, fire inspections, on street parking and speed limits is all weakly enforced and inconsistent.

- Concern with property standards associated properties rented by absent landlords.
- Affordable housing issue was raised.
- Concern about ignoring the health & safety conditions within a 4 bedroom rental property operated as a business.

November 25/15

Open House City Wide - Admiralty Hall, Naval Club

Advertised in Examiner and PTW and City Web site- 35 people attended

Including Real Estate agents, Landlords and concerned neighbouring property owners

Provided a back ground review of the process that has led up to the meeting

- Definitions - clarification of definitions including “Housekeeping unit” “Dwelling Unit”, a “single unit dwelling” and a “Lodging House”.
- Parking - concerns about parking were raised from both perspectives; the practical ability and necessity to provide parking in the inner city versus the need to provide on site parking and enforce the parking regulations in the suburbs. There was a concern with the impact of parking associated with rental units in the suburbs.
- Licensing - licensing requirements of rental units – the cost, frequency and was required.
- Implementation and enforcement of new rules how, when and how landlords may deal with tenants.
- One lease scenario - Questions by landlords on the list of criteria that would be reviewed to deem the rental unit a “housekeeping unit” or a lodging house including any limit on the number of bedrooms.
- R.1 Zoning - Applauded the effort to bring land use into greater conformity with the expectations of the use of a single unit dwelling permitted by the R.1 Residential zoning.
- Landlords applauded the flexibility afforded by permitting the rental of a single unit dwelling zoned R.1 under one lease.
- Landlords expressed concern with the cost of rental housing stock going up and the impact on affordability.
- Specifically asked for the limit on the number of bedrooms permitted within a single unit dwelling rented as a single housekeeping unit under one lease.
- Question on how landlords would be treated who leased a dwelling that was subleased on a bedroom by bedroom basis without their knowledge.

Recurring Points Raised at Meetings:

- 1) If five or more bedrooms income properties are being regulated to ensure healthy safe living conditions what about 4 bedrooms or less? Why should they be unregulated businesses providing potentially unhealthy, unsafe living opportunities?
- 2) Would like to have City consider “how the dwelling is rented”, “how people live together”, “how the lease is signed” etc. to avoid hard and fast regulation based on a 5 or more bedroom dwelling for rent considered “a business”. May consider exempting “where service provider is operating under a license issued by the Province.
- 3) Concern about tenant subletting rooms without the owner’s knowledge or permission resulting in a “rooming house” situation.
- 4) Concern about how one would prove conformity of a rented dwelling.
- 5) Concerned about the lack of information on actually how many dwellings with 5 or more bedrooms are out there for rent. Would like to see hard data.
- 6) Concern about the cost of the business license fee. First time and renewal.
- 7) Insurance companies and mortgage companies have their concerns about rental properties as dwelling versus lodging house.
- 8) Concern about impact on tenants occupying illegal dwellings. How will tenants be evicted – leaves the “landlord as the victim”.
- 9) Confusion with the proposed definition of Zoning By-law versus what fire deems to be a rooming house versus what building code requires of a rooming house.
- 10) Concern with parking requirements in the inner city of landlords renting to people who do not own cars.
- 11) Concern with enforcement of regulations in place and to be put in place including parking.