

DEPUTATION REQUEST

Request for deputation, any written submissions and background information for consideration by City Council must be submitted to the Legislative and Court Services Department by 9:00 a.m. on the WEDNESDAY PRIOR TO THE REQUESTED MEETING.

PLEASE PRINT

COUNCIL MEETING DATE: June 6, 2022		
GENERAL COMMITTEE MOTION NUMBER: 22-G-116		
SUBJECT: Tenant water billing.		
NAME OF PERSON TO APPEAR: Rob Hilton		
EMAIL ADDRESS:		
STREET ADDRESS:		
City:		Postal Code:
PHONE:	HOME:	BUSINESS:
NAME OF PERSON REQUESTING APPEARANCE (if different from person appearing):		
PHONE:	HOME:	BUSINESS:
NAME OF GROUP OR PERSON(S) BEING REPRESENTED (if applicable): Rob Hilton, A.G. Secure Property Management		
BRIEF STATEMENT OF PURPOSE OF DEPUTATION:		
Explanation of the challenge of proposed change		
LETTER SUBMITTED WITH REQUEST: YES <input checked="" type="radio"/> NO <input type="radio"/>		

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City of Barrie, Legislative and Court Services Department
70 Collier Street, P.O. Box 400, Barrie, L4M 4T5
Tel: 705 739-4204 Fax: 739-4243
www.barrie.ca

----- Forwarded message -----

From: **Rob Hilton** <

Date: Mon, Jun 6, 2022 at 3:59 PM

Subject: City Water Bills Shifting to Landlords in the Fall

To: Bob Bruton <bob@barrietoday.com>, <officeofthemayor@barrie.ca>, <Ward1@barrie.ca>, <Ward2@barrie.ca>, <Ward3@barrie.ca>, <Ward4@barrie.ca>, <Ward5@barrie.ca>, <Ward6@barrie.ca>, <Ward7@barrie.ca>, <Ward8@barrie.ca>, <Ward9@barrie.ca>, <Ward10@barrie.ca>

Congratulations to the Barrie city council for putting another dagger in the heart of affordable housing.

Talk to anyone that has experience with rental properties and they will tell you day in and day out, that affordable housing is being prevented by government intervention. When policies are implemented with the best of intention, quite often they fail to look at the downstream impact.

Years ago a minimum wage was set in the province, but nobody at the time considered indexing it to inflation. So now for that wage to be appropriate today we have seen hikes in the wage. Great for the employee, until the business has to cut back, or can not afford to even stay open, then the employee ends up unemployed.

The provincial government implemented rent control in Ontario, in 1992 the Bob Rae government implemented the Rent Control Act 1992. Makes sense, as supply dwindled in Toronto and Real Estate increased in value, we did not want people on a fixed income being arbitrarily booted from their property, just so a landlord could increase rent. A noble reason for sure. But this became short-sighted again when nobody looked at what was happening with the supply of rental housing in the province.

In 1991 and 1992, we saw rental housing in the province being generated at over 10,000 units a year. A University of Toronto study showed that an average of 4,900 a year was generated since. Condos started to skyrocket, the rental market started to become undesirable to invest in. Real Estate, has continued to have value, but the idea of being a landlord and subsequent supply shortage became even greater. To the point where people under rent control, can't even downsize in their own community without paying more. Let alone same to same, or upsizing.

Now with this change, we are expecting landlords to rent single-family homes and pick up the cost of the water and sewage. Let's be clear, when a water bill is not paid today it is sent to the owner on their tax bill, unlike hydro and gas, which have only collections as a recourse. The city is saying the effort required to manage overdue accounts is too great. Then set a user fee up, and charge to open an account, that is what the private utilities do.

Now landlord's can not cut a utility, can not charge more rent than agreed to, and can not enforce how one uses the utility. But my experience is simple if one is not paying for the utility they tend not so adjust their behavior, as they are not aware of the actual cost.

So if you think this solution of having landlords pay for water is going to help our affordable housing crisis one bit, then you need to look a bit further than your front door. Landlords will just simply get out, leaving even less supply than we have today. Those that stay will increase rent by what they anticipate water will cost plus 20% so they are protected.

Congratulations on taking a quick solution with no idea of the real problem you are creating.

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Rob Hilton

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