

Name: Tonya Horton

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Comments on compliance of certification prior to filing court cases:

I have been a landlady for over 20 years. My homes are not in areas where compliance certificates are required by the local authorities. They are in nice more suburban areas. I have always taken care of my homes as I believe most landlords do... it increases the value of the property and reduces overall cost of repairs to take care of an issue prior to letting it get bigger & more expensive. It also increases the desirability of a property and the possibility of quickly renting achieving market rents!

Since many areas do not have a compliance certification, it would also add a cumbersome workload to many municipalities that do not have this set up. Additional employees would need to be hired adding additional cost to the landlord for compliance fees in addition to delaying court proceedings creating a hardship for the landlord when they may already have a non-complying tenant.

During the moratorium I had tenants who chose not to work or pay rent. It took over 7 months because of delays and postponements before we received any income from the government program CERA.

I even offered the tenants work to help reduce the balance that was owed (one of the tenants was a painter who claimed he couldn't get any work because of covid) He gave me a price for his work I agreed on, but he only worked a few hours and never finish!! Proving he really chose just not to work!

I was fortunate that I had previously paid the house off, but for most small landlords like myself... they couldn't survive waiting 7 months while still having to pay a mortgage, taxes, insurance and replacing any damage the tenant might cause &/ or anything that might need to be repaired or replaced.

Creating these additional delays or additional expenses would only reduce the availability of quality rentals and increase the rental rates to add to the additional expenses. Neither option is good. The system in place has worked well for many years, and I believe changing it now will only make things worse.

Landlords are people too! They have bills to pay just like tenants, lawyers, doctors, teachers etc. Not too many people would go to work very long if they knew they were not going to get paid, or it would take months before they would receive their checks! Rent is the landlord's job or income for working hard, keeping good credit, and giving up short term luxuries to put away for a down payment & repairs.

There are already laws & ordinances in effect for those who do not keep their properties as they should. Please do not add additional cost and delays by requiring something not necessary to burden landlords with delay from tenants that are not paying their responsibilities.