

From: mike racz
Sent: Wednesday, January 13, 2010 9:21 PM
Subject: Landlord and Tenant Act

Good evening, I have been wondering what portions of the Landlord and Tenant Act need to be revamped and to whose benefit or detriment are we looking to change it to.

Reading the Act now it seems to be well balanced, the tenants and the landlord have expectations on both sides, the tenant agrees to keep the unit clean, tidy and safe and notify the landlord of any problems in a timely manner so that he can repair and maintain the unit in good condition and the landlord agrees to maintain the unit in good condition, give the tenant quiet enjoyment of the property. Both the tenant and Landlord have their own responsibilities and agree to abide by not only the present Legislation but by respecting their respective individual needs and requirements.

As with everything there are good tenants and good landlords as well there are problem tenants and problem landlords. What exactly is the reason for the review. If this is driven by incidences that can or should have been resolved in existing legislation then let's not try to change the act to satisfy a couple of problem tenants and/or landlords.

Most private home owners and small landlords who rent out homes, suites and duplexes as well as apartment buildings do so with great regard to their tenants, they maintain their units in good condition, charge a reasonable rent and in most cases are very accommodating. We as landlords place our investments, into the hands of a tenant that we expect or hope will take care of it while they are there. We do not rent to people that we feel will be a detriment to our investment. We provide a valuable service to the residents of the city and will continue to do so, so long as it is economically viable.

Michael Racz