



# Suzan Hall



City Councillor  
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## MEMO

**Date:** February 12, 2008

**To:** Councillor Howard Moscoe  
Chair, Licensing & Standards Committee

**cc:** Lenna Bradburn  
Executive Director, Municipal Licensing & Standards

**From:** Councillor Suzan Hall

**Re:** **Greater MLS Enforcement - Student Residences**

I would like to request that staff report on the feasibility of new measures to restrict conversions of existing residential homes for student housing.

In my ward, the residential community near the Humber College (north campus) has continually complained about rowdy parties, noise violations and property standard violations. In most cases, the alleged offences have taken place at properties identified by absentee landlords and rented out to students. It should be noted that most students are respectful of their neighbours but there are a few bad cases that require enforcement.

My office has requested that Police and the City regularly patrol the residential area near Humber College (ex. Windwood Drive, Shady Glen Drive, Woodview Crescent etc...). Nevertheless, local residents are continuously the subject of uncivil behaviour at these student residences, especially on the weekends. Landlords (with a history of MLS convictions) have to take more action or face the possibility of restricting conversion of family homes to student residences.

The City of Oshawa passed a bylaw on October 9, 2007 to deter these types of conversions after residents raised concerns about unabated student tenancies that had led to decreased property values and a perceived lack of enforcement.

It is vital that the quality of life for established neighbourhoods be protected and that landlords take greater responsibility on who they select as tenants.

Sincerely,

Suzan Hall