



## Rental Housing Licensing Inquiry: Waterloo

### Landlord survey

The Ontario Human Rights Commission (OHRC) is inquiring into whether the new rental housing licensing bylaw in Waterloo creates discriminatory barriers to housing for people contrary to the Ontario *Human Rights Code*. The OHRC has prepared surveys for landlords, tenants and organizations (community groups, advocates, service providers, etc.) to complete. They are available online at: [www.ohrc.on.ca](http://www.ohrc.on.ca)

Surveys must include your name, city and contact information (either a telephone number or email address). This lets us follow up on the information collected. Anonymous submissions cannot be accepted, but all personal information will be kept confidential as required by the *Freedom of Information and Protection of Privacy Act*. Only your survey responses may be included in a public report.

**NOTE: By submitting this survey, you are agreeing to our collection and use of your survey responses, while protecting your personal information, as described above.**

#### **Ontario's Human Rights Code:**

People who rent their housing are protected from discrimination and harassment based on age, family status, disability, race, sexual orientation, receipt of public assistance, ancestry, place of origin, colour, ethnic origin, citizenship, creed (religion), sex (including pregnancy and gender identity) and marital status.

#### **The Waterloo bylaw**

As of April 1, 2012, rental housing will be subject to licensing. Bedrooms in rental units must have seven square metres per person. Any rental unit with more than four bedrooms will be classified as a lodging house. Lodging houses must be at least 150 metres apart. In rental units with four (4) or fewer bedrooms, no more than 40% of the unit's gross floor area can be bedrooms (or no more than 50% in the case of owner-occupied units). Some types of housing are exempt from licensing, such as student residences, apartment buildings and group homes.

1. Name, first and last (**required**): \_\_\_\_\_

2. Contact Information (**required**) – phone and/or email:  
\_\_\_\_\_

3. Do you live in the same building or home as your tenants?  
 YES             NO
4. Do you own more than one property that you rent to tenants?  
 YES             NO
5. If yes, how many properties do you rent? \_\_\_\_\_
6. Have you received any information from the city about the new rental housing licensing bylaw and the associated timelines, requirements and costs?  
 YES             NO
7. Were you aware of the city's consultation process before the bylaw was enacted?  
 YES             NO
- If yes, did you take part?     YES             NO
  - How and when were you consulted? \_\_\_\_\_  
 \_\_\_\_\_
8. Do you need to apply for a licence under the new system?  
 YES             NO
- Please explain why/why not:  
 \_\_\_\_\_  
 \_\_\_\_\_
9. The by-law states that, in houses with less than 5 separate rental units, bedrooms can make up no more than 40% of the gross floor area of the house (or, in the case of an owner-occupied house, 50%). Because of this requirement, have you:
- a. Reduced the number of rental rooms or units in your buildings?  
 YES             NO
  - b. Increased the rent for any of your rooms or units?  
 YES             NO
10. The rental housing licensing bylaw requires that lodging houses (any rental house with more than four bedrooms) be at least 150 metres apart. Will this affect:
- a. Your ability to get a licence for a rental property with more than 4 bedrooms?  
 YES             NO
  - b. The number of bedrooms that you rent in each property?  
 YES             NO

c. Your tenants in existing properties with more than 4 bedrooms?

- YES                       NO

o If you answered yes to any of a – c above, please provide additional comment on the impact on you and/or your tenants, if applicable:

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11. The rental housing licensing bylaw stipulates that bedrooms that are for rent must have a minimum of seven square metres per occupant. Do you, or will you, feel compelled to ask prospective tenants more questions than you have before about their household set-up (such as do they share a bedroom) to avoid violating this requirement?

- YES                       NO

12. The rental housing bylaw puts certain caps on the number of renters in a rental unit that is not a lodging house. Because of these caps have you:

a. Reduced the number of tenants you house in your rental buildings?

- YES                       NO

b. Reduced the number of rooms rented in the unit?

- YES                       NO

c. Increased the rent for any of your rooms or units?

- YES                       NO

13. Will your rental property be newly classified as a lodging house?  YES     NO

o If yes, do you think this will have an impact on your tenants? Please specify:

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14. Do you have any other comments about the bylaw and how it will affect you or your tenants?

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We may wish to contact you for more information. Please check this box if you DO NOT wish us to do so

**Thank you for completing this survey.**

**Please return your completed survey by April 15, 2012 to:  
Rental Housing Licensing Inquiry  
Ontario Human Rights Commission  
180 Dundas Street West, 9th Floor  
Toronto, Ontario  
M7A 2R9**

This inquiry and survey are authorized under sections 29 and 31 of the *Human Rights Code*. If you have any questions about our collection of information for this survey, please contact Jacquelin Pegg, OHRC Inquiry Analyst, telephone 416-326-9501.

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