

## CNCL-25-02

**From:** Jeff Schloeter <M.F.I.P.P.A. 14(1)>  
**Sent:** Tuesday, January 21, 2025 1:53 AM  
**To:** clerks <clerks@oshawa.ca>  
**Subject:** SF-25-02 " renovictions

Hello, I am in support of the staff study regarding " renovictions".

I strongly feel that a community as diverse as Oshawa needs to have protections in place for renters.

Landlords have become very creative in finding ways to get around their obligations in following rules related to maximum annual rent increases permitted by law.

Having strong rules that prevent "renovictions" is a needed step evident by the growing number of people who find themselves homeless as a result of a renovation. It's time that Oshawa be "ahead of the curve".

I have heard some argue that any types of rental regulations will slow down the building of new rental units.

Given the huge demand for housing, I find this to be a very weak argument. Furthermore, there are many people who simply cannot afford to buy a house, given that recent studies show that simply saving for a down payment can take in excess of 20 years based on the average annual income and the cost of today's housing.

The bottom line is that rental regulation, such as " anti renovation" bylaws are greatly needed, and will not slow down any new housing initiatives, given the huge demand for housing.

Thank you for your consideration.  
Sincerely,

Jeff Schloeter