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Hi!

Thank you for allowing me to present today. I'm sending my presentation so that could be on file:

I want to share with you my experience as a landlord. One of my tenants, who's relationship started fair, went sour. He started demanding more and more things that were not in the lease, and I tried to comply, but nevertheless, his tone went more and more demeaning. At one point, I told him that neighbours were complaining that he throws the garbage trash into the recyclable. From that point he went ballistic, stopped paying rent, and started sending threatening messages to my phone. Neighbours told me that they heard loud banging noises coming from the apartment, and I was also beginning to get worried that he might be trashing the place. Together with who was at the time my property manager we called the police. The two arrived, armed to the teeth, and went downstairs to talk to him. They came back and told me he would not let them in, because he knows his rights with the tenancy. I was in tears, I just want to see if he is not damaging the property. "There's nothing we can do", they said, and then they advised me – "just pay him to get rid of him". I was in shock. We sent him an eviction note, to which he waited almost a month before eloping from the place. He stole the smaller furniture he could take, the TV and the small fridge, After a month of horrible smell, I found he put fruit in the hanging ceiling so they would rot there

Still – I consider myself lucky

even to today, where I do my utmost best to be vigilant in choosing tenants, I can easily fall, and there'll be no one there to help. I might sustain significant losses, which is my family's income, and there will be no one to compensate me

Some time ago – my wife forgot to pay at the pump. It did not take long to receive a threatening call from a constable. You are not allowed to steal at the pump. But stealing rent is OK

That is because we are portrayed as grubby, unconscienced lot of people. It does not matter how pro-tenant I'm – what you will hear in the news when it comes to landlord is those stories that will vilify and demonize them

when I heard about the bill reading process, I encouraged landlords to join. I received dozens of feedback from people who gave me talking points, but were too afraid to be on the call, and feeling the game is not going to have them in mind.

We have costs in heating and mainly in property taxes that are not even close to the 5% cap. In some cases, property tax has almost doubled.

If fixed terms will be cancelled –I will not be able to renovate, keep place up to code, improve the place and its neighbourhood. Only the best of best tenants will be taken into account. And even than - I will not be able anymore to be in the market, and I'm a goof landlord. I love my house, It is essential for me to keep it safe and in the best condition. These type of decisions - footing the bill for the landlords will only leave the big sharks in the market - is not something that a thriving free economy does.

Kind regards,

Yariv