

From: Dawn Reiss [REDACTED]
Sent: September 16, 2024 5:43 PM
To: Office of the Legislative Counsel
Subject: Bill 467 - Input from a small Landlord

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One small landlord's opinion:

We have a 6 unit and a semi and half a semi that we rent.

Our tenants pay \$600 /mo for 2 - 1 bedroom; \$680/ mo & \$950 for 4- 2 bedroom; and \$900, \$1050, \$1150 for 3- 3 bedroom semis.

Our tenants are long term one 20 years and several over 10 years. 8 are on fixed income and 2 are working families each having 3 children.

Our rents for 6 families include heat and hot water and even with the increases, we cannot adjust the rent to compensate

Our tenants are good tenants (ie they pay rent on time and keep the properties clean and respectable)

In the past 3 years our property tax, insurance, utilities, mortgage and maintenance costs have risen significantly.

We are doing everything we can to keep our costs down however we may have to sell one or all of our properties.

The fixed term lease ensures that both our tenants and us follow the rules. It serves as a formal "check in". We have fixed term leases that are renewed each year. Our tenants meet with us yearly to discuss any issues and we work together to ensure that we are all happy. We only increase the rent as necessary. We have used efficiency NS to upgrade our older properties and in one we added heat pumps through the program.

We are dismayed that the government may remove the fixed term lease. It is a good tool for both our tenants and us.

In our opinion, at this time the government should be subsidizing our good tenants who deserve decent affordable housing and offering more subsidies to landlords to help with property tax and insurance expenses. They should also be providing supportive housing for folks who, through addiction or mental health, cannot live on their own.

We know many other landlords like us that want to provide good clean and affordable housing to decent folks while making a small profit.

Regards,
Dawn Eyland-Reiss

