

Landlord Licensing By-law Issues

[Phone ringing]

Receptionist: Cohen Highley.

Announcer: And now, the Cohen Highley Legal Moment on FM 96. I'm here with Brian Phillips, a partner at Cohen Highley Lawyers. Brian, you mentioned that there's a real issue in London that landlords and potential landlords need to be aware of.

Brian Phillips: Yes that's right. As of March last year a new By-law requires landlords to have a license for many types of rental properties. The license application costs \$25.00 but requires *extensive* information. If the City is not satisfied with that information, a license will not be issued.

Announcer: What if I'm renting and do not have a license?

Brian Phillips: Well, the By-law allows for fines for up to \$25,000 as an individual, and more if you're a corporate landlord.

Announcer: Hmm, not good.

Brian Phillips: It can get worse. If you currently have tenants and the City won't give you a license, you'd have to evict the tenants to keep the City from prosecuting you – which isn't easy, and in some cases it might not even be possible. You'd be stuck between a rock and a hard place.

Announcer: So it's important to get that rental license?

Brian Phillips: Absolutely. Now – there is a pending application before the courts to have the By-law quashed, but we are still awaiting that decision.

Announcer: Thanks Brian. This has been the Cohen Highley Legal Moment. For more information, head to cohenhighley.com

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Singers:

Cohen Highley, we're listening.