Hello Epc.
My name is Sue Ziemski and I have been a resident of the William Whyte area for 26 years. My home is on the corner of Redwood and Aikins. In 1976 while driving down Redwood Avenue I spied this home that had a for sale sign on it. I was stunned phoned my husband and we put an offer to purchase on the home. It was exactly the house I had always wanted, a beautiful storey and a half character home that had only two previous owners who obviously took pride in their home.

Over the next 10 years we thoroughly enjoyed the nieghbourhood, lots of kind people to chat with over the fence, lovely strolls in the evening and gardens everywhere.

Then about 15 years ago the demographics of the neighbourhood started to change. The elderly immigrants started to pass away and their children, who long since fled the area put these inherited homes up for rent or sold them. In some cases the homes were simply boarded up and left to rot. One of our members of our residents association lives next to one of these homes. It has been boarded up and vacant for over 20 years. Absolutely no maintenance has been done to the property, no grass cutting, weed pulling. In fact it has become a dump for whoever want s to get rid of anything. Can you imagine living next to that for 20 years.

It appears that it was at this point about 15 years ago that a proliferation of absentee landlords came into existence in the area. When I refer to absentee landlord I am referring to those ones who never come out and see their property. They may live in the same city and never check out what type of quality they are providing. If they did they should be ashamed. Their prime motive for acquiring the homes is too bleed as much money as they can out of the renters and not put back anything back into the homes. Over the years these homes become more and more run down either because the people moving in do damage that the landlord does not fix or the landlord never spends any money on the regular preventative maintenance required to keep the building in good shape. These homes then only attract people who are financially unfortunate enough that they could not move to a home that was in better shape. So the cycle begins, landlord does not repair, tenant may or may not do further damage but eventually they are forced to move out as the home is ordered vacant by inspectors and these people look to find another rental home that is in tolerably better shape. The ordered vacant home then gets a slap repair job and is rented to someone who again is seeking a better

place to live than where they came from. This goes on and on until the home is basically so far gone that the Landlord will never cough up enough money to fix it up. The benefit of repair in the landlord's eyes will never exceed the costs.

If a person owns a home in William Whyte and is not willing to bring it up to a reasonable standard that provides a decent home for someone to live in and further chooses to leave it vacant and boarded up they obviously have no intention to create value or hold any regard for the William Whyte area. This is disgraceful and hurtful to the community. These owners of vacant and boarded up homes do not deserve to gain by any monetary settlement for their property. Rather it should be taken away from them as an act of punishment. After all they are punishing all the residents of William Whyte that have to live around their disgraceful manifestations of greed.