

**For Immediate Release**  
**September 25, 2023**

### **Broken residential tenancies system forces out another small rental housing provider**

Nova Scotia's chronic failure to fix its residential tenancies system is forcing out another small rental housing provider.

Pictou Rental Homes owner Milt MacLeod has sold over half of his rental units, with the remainder to follow. He said that after 20 years of owning and operating affordable rental properties, he could no longer afford to have tenants repeatedly breaking the law, refusing to pay rent and damaging property.

"In Nova Scotia, bad tenants can pretty much do whatever they want without any timely enforcement or accountability," said MacLeod. "I suffered from tenant theft, tenant refusal to pay rent, tenant property damage and destruction, tenant refusal to clean their unit, tenant pets that damage the unit. Residential tenancies, sheriff's office, small claims court – nobody can enforce our laws in Nova Scotia. I got sick and tired of losing hundreds of thousands of dollars because of bad tenants and a government that won't deliver timely enforcement of its own laws, so I got out."

MacLeod outlined the following tenant abuses inflicted on him and his former law-abiding tenants:

- A tenant kicking holes in every new door, smashing every new appliance, burning the new deck, even putting every empty toilet paper roll down the heating duct – the total losses from one abusive tenant coming in at \$115,000;
- Tenants refusing to pay rent;
- Tenants refusing to pay electricity;
- A tenant refusing to clean her unit, resulting in fruit flies breeding in January;
- Tenants selling a brand new washer dryer set they did not own;
- Tenants refusing to respect a no pet policy, moving in two large dogs in, resulting in damage throughout the property, including to trim, floors and doors and rooms filled with garbage;
- A tenant refusing to respect parking spaces for other tenants and causing such damage including kicking the exterior steel door beyond repair, knife marks in the hardwood floors, broken hot water heater and holes everywhere on the property; and
- A tenant who wouldn't pay their rent for a year

"If you're a bad tenant in Nova Scotia, you can pretty much get away with anything and rental housing providers are forced cover the costs. Bad tenants know they can manipulate the system to their benefit and small providers like me don't have unlimited funds to pay for the

damage caused by bad tenants,” added MacLeod. “I can no longer deal with the financial and emotional stress of a broken housing system that lets bad tenants do whatever they want.”

Kevin Russell, Executive Director of the Investment Property Owners Association of Nova Scotia (IPOANS), said experiences like MacLeod’s are sadly becoming increasingly common.

“Small rental housing providers can’t afford to stay in business, between rent control and a residential tenancies system that’s broken and allows for abusive tenants to break the law and inflict damage without consequences,” added Russell. “As these small rental housing providers leave the sector, this reduces the supply of affordable rental housing and makes the housing crisis worse. We need the government to act to fix the system and ensure timely enforcement and compliance, something IPOANS has been pushing for years and years.”

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