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Elieff's rent income illegal, lawyer testifies at hearing

And a property manager says the two buildings on Cheyenne Avenue needed about $500,000 in repairs.

Landlord Elijah Elieff was charging illegally high rents for rundown apartments in two buildings on Cheyenne Avenue, a lawyer said at a provincial inquiry Wednesday.

Geri Sanson, the Ontario Human Rights Commission lawyer at a commission hearing in London, said the controversial landlord's income from the two buildings was "above legal limits" for most of the five years up to 1992.

Jim Daly, an official with a property management group, said Elieff spent an "abnormally low" percentage of his income on repairs to the buildings.

Daly said Elieff spent less than four per cent of his rental income on upkeep of the buildings while owners of comparable buildings used about 17 per cent of income.

Daly said the "very depressed" condition of the buildings was caused by years of little or no maintenance. He said he "didn't see any evidence of any money being spent" on maintenance on a visit last July.

Darlene Clark, property manager for the Carlton Group, said the two buildings needed about $500,000 in repairs to upgrade them. She said she doubted Elieff would be able to get a loan from a bank because of his poor management.

The inquiry into allegations of racism against Elieff was adjourned to Sept. 27. The allegations stem from a London Free Press report quoting Elieff in November, 1989, saying his Cambodian tenants acted like pigs out of a jungle.