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To: "Direct to Mayor and Council - DL"
CC: "City Manager's Correspondence Group - DL"
Date: 12/12/2018 12:57:53 PM
Subject: Rental Housing Task Force Recommendations Released

Greetings Mayor and Council

The task force recommendations have been released. Staff are reviewing them now. Here's the 23 recommendations:

The list of recommendations include:

- Stop renovictions
- Work with local governments to develop tenant compensation and relocation guidelines in the case of demolition of purpose-built rental to reduce dislocation and homelessness of affected tenants.
- Set a clear timeline for a tenant's decision on the use of a right of first refusal.
- Strengthen enforcement of the law, including implementing a clear process for making, investigating and reporting administrative penalty complaints.
- Strengthen penalties for breaking the law, including refusal of service for outstanding administrative penalties.
- Investigate ways to provide affordable access to bailiff services in smaller and more remote communities.
- Investigate other options to increase the repayment rate for damages, non-payment of rent and other storage costs if ordered by the residential tenancy branch.
- Increase the availability of currently empty strata housing by eliminating a strata corporation's ability to ban owners from renting their own strata units.
- Maintain rent tied to the renter, not the unit.
- Work with local governments to develop, implement and enforce short-term rental rules to better protect long-term rental stock.
- Make the residential tenancy branch more responsive, accessible and proactive with more opportunities to learn from and educate landlords and renters on their rights and responsibilities.
- Improve fairness and consistency of the residential tenancy branch dispute resolution hearings process by recording all hearings.
- Improve procedural fairness by expanding review considerations to include more grounds for review.
- Require landlords who are filing for eviction for cause, or for renovation, to provide all evidence with any eviction notice to the affected tenants.
- If repairs are needed to maintain a rental home and the landlord is refusing to make them in a timely way, have the residential tenancy branch proactively reduce the rent of affected tenants until the repairs are completed.
- Allow email as a form of notice of service between landlord and tenants.
- Speed up the return of damage deposits to tenants by allowing tenants to make a direct request to

- the residential tenancy branch for the damage deposit where no damage has been found and reported to the landlord.
- Work with the insurance industry to see if rent guarantee insurance, and other improvements to insurance coverage, might be provided for landlords in B.C.
- Undertake a review to simplify the regulations relating to a landlord's obligation to store abandoned personal property.
- Ensure it is clear for all landlords and renters where to go to get help for all forms of residential tenancy.
- Address the specific needs of non-profit housing and supportive housing providers in the residential tenancy act.
- Ensure manufactured home park rules are clear and understandable. Clarify what occurs when park rules conflict with lease or contract rules.

Best

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