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Date: 11/30/2018 9:09:38 AM

Subject: Council Motion: Protecting Tenants from Renovictions and Aggressive Buyouts

Attachments: SKMBT_C22418113009090.pdf

Dear Mayor Stewart and Council,

Please find attached for your consideration a short discussion outlining our concerns with above noted council motion.

Best regards,
David Sander

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Building Rental Communities Since 1975.

David Sander MSc | *Director*

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November 30, 2018

Mayor Stewart and Council
City of Vancouver
453 W 12th Ave
Vancouver, BC V5Y 1V4

Dear Mayor and Council,

RE: Motion 12 on the November 28, 2018 Council Meeting Agenda

Hollyburn Properties Limited is a leading national rental housing provider serving over 10,000 residents in four cities across Canada. In British Columbia, we are one of the largest owners and operators of purpose-built rental housing, proudly operating for 43 years. We specialize in both the development and long-term management of multi-family rental apartment communities and are honored to be a part of many great neighbourhoods in Vancouver. We write to you regarding the regional housing crisis and the motion moved by Councillor Swanson, titled: *Protecting Tenants from Renovation and Aggressive Buyouts*.

Hollyburn recognizes that there is a rental housing crisis underway in Vancouver. We understand that virtually everyone will live in rental housing at some point in their lives, and therefore, this crisis affects us all. A rental supply shortage impacts the mobility of our workforce, which distresses small business and the economy; it also forces families and individuals into sub-standard housing. Worse, it is contributing to the increase of homelessness in the city. It is clear that proceeding with the status quo is not a viable option for ending this crisis; in turn, the margin of error from our policy makers is now razor thin if we are to return to an affordable rental housing market. This is why we write.

As the City is aware, the Province is presently reviewing the Residential Tenancy Act. Hollyburn believes coordination between different levels of government is crucial to avoid potentially detrimental unintended consequences, and to ensure that rental development is feasible and encouraged, as the Province and the City of Vancouver have indicated they would like to see. Therefore, we ask that Motion 12 be deferred until after the review of the Residential Tenancy Act has been completed by the Province.

If Motion 12 is not deferred, we believe there are several elements that have the ability to devastate the City's rental housing stock to the long-term detriment of rental property owners and renters alike. For example, vacancy control will dramatically reduce both new rental development and significantly investment into building repairs and maintenance. This will happen at precisely the same time as most buildings in the city reach and surpass the end of their intended lifecycles, posing catastrophic results. The vast majority of these buildings are over 50 years old and owned by small business owners with limited resources. Moreover, the fact that the City of Vancouver is even considering vacancy control as an option serves to undercut the private sector's confidence in the stability of the political arena in which we contemplate massive long-term rental investment and is itself a deterrent to rental development.

To further this conversation, if any member of Council or Senior City Staff would like to tour rental properties in the City of Vancouver to gain further insight into the nature and condition of our City's rental housing stock, Hollyburn would be more than happy to arrange a tour.

» HOLLYBURN.COM

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OTTAWA

235 Bay St, Ottawa, ON
Page 2 of 163 - Part 3 of 5
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HOLLYBURN
PROPERTIES LIMITED



Best Regards,

David Sander
Director, Hollyburn Properties Limited
Chair, UDI Rental Housing Committee

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From: RentalProperty@telus.net

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Date: 11/29/2018 2:59:12 PM

Subject: FOLLOW UP: Housing Crisis: Perspective of a Landlord ... with a Social
Conscience ... that voted NDP

Attachments: Housing Councillors 2018.docx

Dear Mayor and Councillors -

Following our email of November 26, 2018, a few councillors asked us to provide more comments and our recommendations. We forward to you all here as we are 'all' (councillors, mayor, tenants, landlords, the City and provincial and federal governments, in this together).

Thank you.

mark and heather

Mayor and Councillors –

Following our email of November 26, 2018, a few councillors asked us to provide more comments and suggestions. We forward to you all here as we are ‘all’ (councillors, mayor, tenants, landlords, the City and provincial and federal governments, in this together).

Please stop blaming Private Citizens (landlords) – we did not create the housing crisis! Why is it a private citizen’s responsibility to take care of the housing needs of the citizens of Vancouver? This is the duty and obligation of the City and Province! A productive conversation, productive and effective solutions will never be found if you keep blaming.

City – refers to the City of Vancouver

Province – refers to the Province of BC

Private Citizens – landlords are also private citizens

We provide our input in 3 ways:

1. Specific recommendations to assist tenants during times of renovation/eviction
2. Clear insights as to why ‘landlords’ should not be targeted (specifically, landlords did not create the housing crisis and when did it because a Private Citizen’s responsibility to provide housing?
3. Specific recommendations as to what the City should have done = what they should be doing now

1. Specific recommendations to assist tenants during times of renovation/eviction:

- (i) Increase minimum payments - RTB requires 1 month rent be paid. Increase to 5 months or \$5000.00 (whichever is greater)
- (ii) Moving fee - RTB does not require this. We suggest \$500 to each tenant to assist in moving costs.
- (iii) Increase minimum notice to tenants – RTB requires 4 months notice. Increase to 5 months
- (iv) Right of 1st refusal to return – RTB does not require this. Tenants to get st right to return, provided:
 1. They agree to the new rent (it has to be higher due to the reno. costs)
 2. They are accepted (ie. residents with very poor credit, problem tenants, etc. may not be accepted)
 3. They provide written notice of interest to return, at time of move-out
- (v) Landlord to provide tenant list of 10 re-location resources (ie. Craigslist, Kijiji, management co’s, etc.)
- (vi) Landlords must have applied for (and received) all required permits before serving a Notice to Vacate
- (vii) Landlord can only give a Notice to Vacate if (i) the landlord pays for permits of at least \$10,000 in value of work to be carried out in a particular suite (ie. significantly disruptive work = no ‘cosmetic’ renovations such as paint, changing carpets and/or kitchen door handles, etc.).
- (viii) Increased compensation to tenants for bad-faith evictions; if a landlord serves a Notice to Vacate and it is found that the renovations never took place, tenants will be compensated with 18 months rent (currently 12 months)

2. Clear insights as to why 'landlords' should not be blamed for the housing crisis:

- Landlords did not create the housing crisis!
- Why is it a Private Citizen's responsibility to take care of the housing needs of the citizens of Vancouver? This is the duty and obligation of the City and Province!
- Similarly, it is not the responsibility of Private Citizens to build hospitals, roads, schools or parks. No question, housing is critical and every citizen in Vancouver, and around the world, should be entitled to clean, safe, affordable housing. But the obligation of caring for citizens rests on governments, not on other Private Citizens, who happen to own real estate.
- When did a governments duty to care for its citizenry fall on the shoulders of Private Citizens?
- Please consider this. Landlords are the ones that take on big risks; (i) the risk of buying properties in the first place (not knowing if the market, their investment, their retirement will go up or down in the future); (ii) the risk of continuing to hold the properties, knowing that their income often falls short of covering their monthly expenses of mortgage, property tax, insurance, utilities, repairs & maintenance not to mention that they need to save to pay for major capital upgrades (boilers, plumbing, roof, etc.); (iii) the risk of rising expense and mortgage costs, etc.
- Many landlords, ourselves included, did not work in the public sector or for large companies where retirement pensions are provided. As such, people like us need to invest our money wisely so that we will have some income/money when retirement comes. Is it a landlord's fault that they opted to invest in real estate instead of in stocks, bonds or gold? These same landlords are also not taking pensions from the City, not taking UI from the City, not taking welfare from the City, are not a drain on the City. Landlords in fact create lots of employment and help drive the economy.
- Why is there very little affordable housing? The City and Province are at fault for not looking out for its citizens properly and for not planning/budgeting appropriately to create affordable housing over the past 10, 20, 30+ years. They budgeted for hospitals, roads and schools ... but not for housing!
- Ms. Swanson, why do you point your finger at those Private Citizens who took the risk 50, 40, 20 or 2 years ago to invest in real estate for their own purposes (could be emotional, could be investment, could be long-term retirement planning, etc.)? Why are they/we (Private Citizens) to blame?
- Why do Private Citizens have to borrow money, pay rising mortgage costs, property taxes, insurance, etc. ... and then be told by the City that they/we have to solve the affordable housing crisis?
- If the City and province wish to take care of it's citizen's housing needs (as they should be doing), why are they not doing it? Why did they spend over \$8 million closing off 7 blocks of Point Grey Road so the wealthy property owners would have more privacy? That \$8 million could have built new, affordable housing.
- Why did the City not provide terrific incentives for rental housing to be built over the past 50 years? Okay, the City may realize that it should have. That's fair. But how does the City go from that realization to all of a sudden trying to find a scapegoat and blame Private Citizens (landlords)?
- Why has the City still not sat down with a panel of developers, architects and consultants to come up with a plan as to how to build 50,000 - 100,000 affordable units within the next 2-5 years. It is so easy to do! Part of the problem is that while 'private enterprise' can act swiftly, the bureaucracy of governments

delays and kills vision and planning. Again, why are meetings not scheduled for last week, yesterday, today and tomorrow to plan to build? Interesting questions, aren't they?!

- **Mayor, councillors, this is not rocket science!** The solutions are in front of you but instead of putting in the time and effort where it's needed, some of you have instead opted to take the easy way out and make Private Citizens (landlords) the ones who are to take care of the approx. 700,000 citizens of Vancouver!
- Subsidize rents. If the City and province wish to take care of it's citizen's housing needs (as they should) ... and if they think that landlords should not be able to charge 'market value' for their suites even though they have to pay 'market costs', why is the City/province not offering to subsidize landlords with the difference between market value and what they feel a fair rent should be? Why should private citizens who have to spent thousands or millions to maintain their buildings not be subsidized by governments, if those same governments are telling the landlords what rents they are allowed to charge?
- The City and some advocates wish for these Private Citizens (landlords) to take on all the risks and at the same time be told how to operate their buildings. Protecting tenant's rights is one thing and we fully support this, but to suggest that a Private Citizen must lose money (rents low, costs high), is ridiculous!
- Most of us Private Citizens (landlords) have been providing safe and affordable housing to the citizens of Vancouver for 20, 30, 40 and 50 years. Why is it our responsibility to continue doing same when it is affecting us, costing us, affecting our income, affecting our retirement and affecting our health (sleep, anxiety, etc.) due to all these City rules being discussed?
- We are community oriented, we have helped people by providing rental housing for decades, we wish to continue helping ... but where is our help?
- Why are the City and Province not subsidizing us for providing this housing?
- For buildings that are run down and requiring major overhauls, it is not the City or Province that pays. We need to borrow money, in addition to our mortgage costs and other rising operating costs. Where is our help from the City or Province?
- If our building requires a major overhaul, we would love for many of our residents to return. Why wouldn't we? We rented to them in the first place and enjoy having them. But over time things need to be overhauled before they become unsafe and unhealthy. We would love to have them back but cannot afford to have them back at the same rent. So, will the City, Province subsidize us? Why not?
- Tenants and landlords should work together, collectively, to push for the City, Province and federal governments to do what is necessary to (i) build affordable housing for citizens on city/province owned land; (ii) offer real incentives to private developers to build rentals (for 20+ years the City has shut the door on developers wishing to build rentals) and (ii) subsidize those landlords where tenants wish to return at their original rents.
- **Mayor and council, again, this is not rocket science!**
- For those of us who have left rents at \$700 for years and not done annual rent increases, we are being punished by the suggestion that "if her rent is \$700 now, it should remain \$700 for the next person" ...even though we have to spend \$20,000-\$40,000 after she vacates and even though all our operating costs keep rising ... where is our help?

3. Specific recommendations re: what the City should be doing now:

1. Incentivize developers to build rentals. Make the process simple & feasible.
2. Incentivize developers to build 'low cost' rentals at City-set rents. Make the process simple & feasible.
3. Take City owned land and build rentals for all segments of the market (homeless, low income, middle income, singles, couples, families). The city has the land. Why is this not being discussed (effectively) today; architects hired and set a goal to have 10 or 20 projects under construction by March, 2019? This is so simple to do; the City just needs someone to coordinate and do it!
4. Incentivize private developers to do joint ventures (ie. public/private partnerships) on city owned land; there are so many options – 99 year lease to developers, joint ownership, co-op housing to name a few.
5. Moratorium on all new home sales such that all sales be limited to 'owner occupiers only' (condos, townhomes, all pre-sales, single family homes, duplexes) for a period of 2 years such that they can be bought by 'owner occupiers'. This would immediately assist all Vancouverites who wish to buy a "home".

Instead, the City has allowed its friends/developers to build, sell and profit from the sale of pre-sale condos to speculators and flippers; this does not only mean foreign buyers, this also means local speculators/flippers. ie. Pre-sales. Developers have what are called "whales" in the industry, persons who buy 5, 10, 20, 50 pre-sales in developments then flip them later.

We do not have a "supply" problem. We have more than enough housing supply to "house" all citizens looking to buy a "home". But, we will never have enough housing to feed the global (and also, local) speculators and flippers.

Implement this moratorium and 3 things happen immediately:

- i) Speculators and flippers (foreign and local) will no longer be permitted to drive up the price of housing in Vancouver, particularly on pre-sale condos;
- ii) Prices will come down to the level that local 'owner occupiers' can afford to buy (developers will say they won't be able to build because land costs are high; wrong, land prices will drop along with the cost of the finished condos/homes)
- iii) All those who are now able to 'buy' a "home", will free-up their rental suites for others looking to 'rent'

6. Talk less and do more! Build – now and lots! The City controls millions of feet of land. Put it to use, not later but now. If housing is such an important issue, why do you not have 5-10 projects slated to start this spring, 2019? This is not rocket science!

7. Increase density on rental development sites. ie. RM-4 which holds 10's of thousands of rental suites. The FSR is only 1.45 and usually 3 floors high. We see 20 suites sitting (wasted) on 100 foot sites when these sites could easily hold 8+ floors and 50-100 suites. 20 suites would be lost for a period of 18-24 months (during construction) but could be replaced by 50-100 new 'affordable' and 'low cost' suites.

8. Increase density on all forms of real estate where rental housing is being created. ie. C-2 sites along busy streets allow a 2.5 FSR, typically one level of retail + 2 levels of suites (usually 4-10 suites). Increase density and developers will take the risk, incur the expense and build 50-100 rental suites above retail.

9. Re-work mass development approvals. ie. Oakridge Center will be perhaps the largest re-development in Vancouver's history. It is slated to have 'some' rental housing and ample high-end, luxury condos. Offer greater incentive for the developer to build 3-5 towers (1000's of suites) of strictly affordable rental. In exchange, grant the developer greater density to build and sell luxury condos. Do same on the former West 41st Translink property.

10. Greater density to high-rise sites throughout the city with a requirement for 50% rentals and 50% condos. Developers will include 50% rentals if it is efficient/feasible to do so.

11. Remove the right to 'assign/flip' on pre-sales. This will further encourage only 'owner occupier' buyers to buy.

12. Hire more Permit/Planning staff. Right now, one needs to stand in line at 6:00-6:30 am for the 8:30 opening time if they wish to see a planner re: building a laneway rental, adding a basement rental, small or large rental developments. If they arrive at 8:30, they will not be seen for 4-6 hours. The City needs to make the process more efficient. Where the City makes mistakes is by asking 'City staff' (the exact inefficient ones) how to make themselves more efficient. We have seen and heard time and again "I was going to build a few suites and provide rental housing ... but no way I'm dealing with that bureaucracy"!

13. Impose a City of Vancouver Foreign Buyer Tax of 25% (separate from the Province); the monies of which will go to the development of affordable housing and at the same time, slow the flow of money into Vancouver real estate which will improve housing costs. It is the City's duty to provide foreign buyers with speculative real estate?

14. Encourage the Province to allow UBC to take on debt (which is presently does not permit) and building student housing. UBC has the land to build but has it's hands tied by the Province.

The foregoing, all 3 sections, are critical to think about if we (City, councillors, mayor, developers, landlords and tenants) are to find solutions. All above will immediately: (i) assist tenants and (ii) correct our housing crisis. But as said at the outset, it is a government's responsibility to provide hospitals, roads and schools for its citizens. It is also a government's responsibility to provide housing for its citizens. None of the above are the responsibility of Private Citizens (landlords, etc.).

Again, this is not rocket science! The multiple pathways to solving and reversing our housing crisis (almost overnight) have been and continue to be, right in front of you. You (mayor and councillors) just need to do it! You need people, experienced people to organize and execute – today, not tomorrow!

Thank you.

mark and heather
Private Citizens

(being punished for having taken the risk of providing rental housing for decades)

From: "Al Nortman" s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
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Date: 11/29/2018 2:25:02 PM

Subject: From a Hands-On KITS Apartment Building Owner with 46 years experience

Re: From a Hands-On KITS Apartment Building Owner with 46 years experience.

Per: Protecting Tenants from Renovictions and Aggressive Buyouts and Vacancy Control

Dear Mayor and Council,

I have owned and operated a s.22(1) apartment building in Kitsilano since s.22(1). I believe my comments should be relevant from my s.22(1) of experience being a "hands on" landlord and having resided in s.22(1).

The building was built in s.22(1) and since I've owned it, I have never had an empty suite. The main reasons for this is it's desirable location and it's below market value rents. On average today, that would be \$400/month below market.

When tenants move out, the new tenants will pay an increased rent which I still keep under the market rent. My philosophy for this is to keep tenants happy with me and their accommodations and as a result I have been dispute free.

My existing tenants realize they will receive their yearly allowable increases and are more than satisfied being that their rents are low for the area anyway.

It's no secret that operating costs for an apartment building on the west side of Vancouver have increased significantly lately.

What I'm afraid of, is with this new proposed Vacancy Control, more than fair landlords like myself will be squeezed out of operating and maintaining the same standards for our buildings.

Today's new allowable 2.5% yearly increase to tenants is not realistic with present business models for apartment buildings in Vancouver.

Not being able to bring up a rent to fair market value for a new tenant is a terrible and unrealistic idea. For all the years I've been doing this, the rental market always dictates the rental rate.

It's never been in my nature to promote renovictions or to offer any tenant a buy out. In the past, when a tenant moved out, I made improvements and adjusted rents. For landlords like myself, there is no reason to have renovictions.

It's very unfortunate that today's vacancy rates are so low and rents are so high. These rent proposals will only make things worse in the future. They will make building more needed affordable rental stock impossible, and in my case with an aging building and 7% yearly operating expense increases, difficult to maintain.

I think a lot more thought should be put into this, especially for so many owners like myself that will be greatly impacted.

Sincerely,
Allan Nortman
Millers Court Apartments
2105 West 7th Avenue
s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 12/4/2018 9:04:44 PM

Subject: Fwd: Letter from s.22(1) re: motion on Jean Swanson's motion on renoviction and aggressive buyouts

Hello, Mayor Stewart,

Unfortunately I had typed in your address wrong, so this letter did not reach you before the vote today! However, as s.22(1) family rents part of a single-family home in East Vancouver, it turns out that the parts of the motion that were deferred today are extremely relevant to her and her family. We will try to help her understand what the decision to defer means.

I'll be sure to pass on any reply from you that you send by email, should you wish to respond by snail mail, you will find her mailing address below!

Thank you in advance!

s.22(1)

----- Forwarded message -----

From: s.22(1)

Date: Tue, Dec 4, 2018 at 10:06 AM

Subject: Letter from s.22(1) re: motion on Jean Swanson's motion on renoviction and aggressive buyouts

To: <kenney.stewart@vancouver.ca>, <adriane.carr@vancouver.ca>, <pete.fry@vancouver.ca>, <melissa.degenova@vancouver.ca>, <jean.swanson@vancouver.ca>, <colleen.hardwick@vancouver.ca>, <christine.boyle@vancouver.ca>, <michael.wiebe@vancouver.ca>, <lisa.dominato@vancouver.ca>

Hello,

I hope you will please accept this digital image of s.22(1) letter to Mayor and Council on Jean Swanson's Motion to Protect Tenants from Renoviction and Agressive Buy-Outs.

I will pass on to s.22(1) any responses you send by email, or if you would like to reply by mail, her full address is:

s.22(1)

Thank you!

s.22(1)

Dec 3 2018

Dear Mayor and

Council

I am writing to
ask you to please
support Jean Swanson's
motion # 12 to protect
renters against renovation.

Families like mine
really need it.

Sincerely,

s.22(1)

From: s.22(1)
To: "Fung, Davin" <Davin.Fung@vancouver.ca>
CC: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
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"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
Date: 11/12/2018 11:07:41 AM
Subject: Jean Swanson's 'Ending Renovictions' Motion B10

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

s.22(1)
s.22(1) was informed the new owner had applied for building permits for extensive renovations and an eviction notice would be issued as soon as possible giving s.22(1) months to vacate. A fellow tenant obtained the following building permit information from the city planning department:

Description of Work:

s.22(1)
Interior alterations to replace domestic waterpiping, provide firestopping, and repair walls in conjunction with repiping in all of the 26 units in this existing 3-storey multiple dwelling building on this site. Scope of work to include installation of new dishwashers, washers and dryers in all units.
Estimated Completion Date:
Estimated completion date or length of work depends on the contractor on how fast they do the work. We can't really estimate on how much time they will be able to finish.

A developpe s.22(1) tells me this type of work is done while buildings are occupied all the time and in fact, plumbing work has been a frequent occurrence in my building during the s.22(1) I have lived here. To me this renoviction seems like a blatant attempt to end-run the rent controls put in place to protect affordable housing. The building appears to be in roughly the same shape as when I moved in, with occasional upgrades (a proper breaker box, mercury free thermostat, new smoke detectors, functional appliances, redone baseboard heating valves, etc).

If the choice is to move and pay at least double the rent or remain in my building with some disruption while repairs are made, I will choose to remain every time. s.22(1)
s.22(1) to tolerate some building repairs in order to remain.

s.22(1) above the "liveable wage" I likely would not be able to remain in Vancouver at current market rates if evicted. I would not just be looking for a new apartment, but a new city, a new job, a new life! This is causing me a great deal of stress. I have had a knot in my stomach since I was made aware of my impending renoviction.

I call on the wisdom and understanding of the Mayor and Council to pass Motion B10 and slow renovictions in our city. We do not have a properly functioning real estate market and failure for the council to act will result in the real estate industry's insatiable appetite for ever increasing profits to continue to bypass rent controls.

If you would like Vancouver to remain a diverse, vibrant, liveable city, I implore you to act. Otherwise I foresee a Vancouver of the wealthy supported by shanty towns and barracks full of temporary foreign workers with local business unable to pay a liveable wage.

Please show that you understand the needs of the renters in Vancouver by your support for this motion.
Keep me informed of the decision on this motion.

Sincerely,
s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 12/1/2018 6:11:56 PM

Subject: Letter in Support of Motion B10 from a s.22(1) Tenant

Attachments: Appendix 1 - RTB Decision.pdf
Appendix 5 - Email from LL.docx
Appendix 11 - RTPG Guideline 40.pdf
RTB s.22(1) Statement 24 Nov 2018.pdf

Mayor Stewart,

I am reaching out to you in advance of Tuesday's vote on Motion B10 to express my strong hopes that City Council will approve Councillor Swanson's motion in its entirety and provide some desperately needed relief to hundreds, if not thousands, of renters in Vancouver.

s.22(1)

However, I am emailing you as a tenant currently battling a renoviction.

s.22(1)

an informal chat with my colleague who the Information Officer who fields calls from the public asking for information on mental health resources and supports. It may interest you to know, that by far the biggest concern expressed by clients who reach out to us is in relation to renovictions, from tenants currently experiencing them and from those who are living in fear of becoming future victims.

This tops the list, but the second most pressing worry is fear of having to give up pets in order to secure housing – given the desperate shortage of pet friendly accommodation in the city. If tenants are evicted the chances of finding an affordable and pet-friendly suite are pretty much impossible. As, I am sure you are aware, pets can be a huge source of comfort to people experiencing anxiety and depression. There are numerous studies which highlight the benefits having pets have for people suffering from mental health challenges. As a pet owner myself, if faced with having to choose between giving her up and leaving Vancouver, I would without a doubt choose the latter.

But, here's the thing, people should not have to make that choice in the face of unnecessary and bad faith evictions for renovations that do not require ending a tenancy.

I spoke at Tuesday night's council meeting (Speaker 19) about my experiences over the last year.

A brief summary is that our building exchanged hands in September 2017 and our new landlords s.22(1) immediately started trying to flush out all the existing tenants, using a combination of pressure to accept a small buyout, intimidation, scaremongering followed 6 months later by an eviction notice. My neighbour and I disputed the eviction notice in September, and the arbitrator agreed that our landlords did not require vacant possession in order to carry out these renovations and that the manner in which they planned to renovate was a matter of convenience over necessity, that with proper planning on their part vacant possession was not a necessity. The eviction notices were set aside.

We were told on multiple occasions over the last year, by our landlords, that we could be accommodated in the building during the renovations IF, and only IF, we agreed to a huge rent

increase. s.22(1)

s.22(1)

After the arbitrator's decision in October 2018 our landlords verbally agreed that we could stay in our suites and they would renovate the suites around us but would not renovate our suites. We were happy with this. However, evidently the landlords did not like this idea once they gave it some further thought, because less than two weeks after telling us this, three men turned up to serve us a second eviction notice for exactly the same reasons as had already been heard at our dispute hearing. Their hope, we believe, was to wear us down and that we would not have the strength to continuing disputing. They were mistaken. But now we have to go through this stressful process all over again.

The landlord, s.22(1), have been mentioned in multiple news stories this week. They are currently in the process of evicting tenants from approx. ten buildings throughout Vancouver and the Lower Mainland from roughly 400 suites of affordable housing. This figure does not include all the buildings they have previously "extensively renovated". (I met with Councillor Fry recently and gave him all my research on their practices). This, in their own words, is their business model – buy older three storey walk ups, evict all the tenants, redecorate and install washer dryers and then double the rent for new tenants. And these are just two small-time players. This is not a big company like Reliance. How many other small companies are doing this throughout Vancouver that we are not hearing about?

We are somewhat fortunate, because after the negative media coverage this week, we know s.22(1) are starting to feel pressure and are only interested in engaging with dialogue with us after ignoring our multiple attempts to communicate. However, only after being named and shamed in the Vancouver Sun and Toronto Star have they developed a conscience and have admitted that the renovations do not require the building to be empty of tenants. Tenants should not have to rely on media pressure for landlords to act responsibly and ethically and in line with the provincial Residential Tenancy Act.

It is very clear municipal legislation is urgently needed to hold developers and landlords accountable. The City's TRPP did not apply to our situation. Had the landlords succeeded in convincing the RTB, and should they be successful this second time around, that their renovations are indeed "extensive" and major, the City of Vancouver does not appear to recognise them as such because they only require building and contractor permits and not a redevelopment permit. Although, nobody at the City could explain when a development permit is actually required. We, and other tenants like us, are at risk of falling through a massive crack between the City and the RTA.

I am aware that the Provincial Government's Housing Task force will be announcing their recommendations this week. But council should not rely on this alone to address the precarious housing situation that tenants all across the city are facing and experiencing. We all know that any suggestions put forward could be held up for many months before some of them are passed. Action is needed now before the City loses hundred more units of affordable housing stock in the midst of a housing crisis. Council has the opportunity to protect these units immediately.

I have experienced the RTB dispute process first hand and the system needs addressed and updated. It is very flawed. However, action is desperately and urgently needed on a municipal level too. The dispute process is arduous and stressful for tenants, and most do not have the capacity and time to pursue it, and even if meaningful and real change comes about at the provincial level, tenants will still face a number of barriers to accessing their rights including lack of knowledge of their rights and the uncertainty and fear of standing up to big businesses.

s.22(1)

s.22(1)

The Act says that the onus is on the landlords to prove that they are acting in good faith, but I assure you, in practice it places enormous and unnecessary burden on tenants to make their case to stand a chance of securing a fair decision.

Over the course of the last year I have spent hundreds of hours making phone calls, researching the act, reading past dispute decisions, making enquiries at City Hall (and failing to get any concrete answers to my questions on permits and business licenses), recording evidence, filing disputes, preparing statements and other paperwork and then participating in the dispute hearing.

s.22(1)

s.22(1)

s.22(1)

If this has impacted someone like me, then what about seniors, people with more serious mental health issues, those with disabilities, those who simply don't know their rights or how to initiate the process?

s.22(1)

The speakers you heard from on Tuesday and Wednesday are just a small percentage of the people who are suffering at the hands of this loophole, where landlords are able to exploit the housing crisis and the people who are, essentially, their customers. The majority of people just accept their fate and believe that it's pointless trying to stand up for their rights against people with money and power in the City. They simply can't face the work involved in taking things to the RTB. And it really should not have to be taken that far.

s.22(1)

The three-week period during which we waited for the RTB decision was the roughest and most excruciating of my entire life. Our building has 21 units and there are three of us remaining. I would have admitted defeat months ago if it were not for my neighbour, s.22(1), who has joined me in our fight and I am also hugely grateful for the support of the VTU who have guided us through the dispute process. s.22(1)

s.22(1) By the time the eviction notice was finally served, 6 months after this whole nightmare started, there were only s.22(1) of us left.

David Henry from the VTU highlighted some of the financials around several of s.22(1) on Tuesday night. He pointed out the immense profit they make. The land value for our building has s.22(1) I understand that Landlords BC are lobbying hard behind the scenes this week. Of course, they are, they are trying to protect their business interests. But housing is a basic need and right, and the lack of it in this city is placing a huge burden on people and this will only continue to have a trickle-down effect to other social policy areas if bad faith renovictions are not addressed urgently and tenants are not given some protection.

People should come before profit. It should not be this hard just to remain in our homes.

If tenants are willing to vacate temporarily during renovations, then their tenancies should not be ended. Tenancies should be allowed to continue, and on the same rate, after the renovations. Tenants should not be forced to foot the bill for work that constitutes regular maintenance of a building and is the landlord's responsibility.

I beg you to consider the human cost the current housing crisis is having on Vancouver's tenants

and demonstrate that we have a City Council that genuinely cares about affordability, inclusivity, liveability and the well-being of those who live in our beautiful City.

I am including several attachments In case you do have time to read them.

- The arbitrator's decision from our first RTB dispute hearing
- Our evidence package for our upcoming dispute hearing on 17 December which I just finalised yesterday
- An email we received from our landlords on 3 August this year, which makes it abundantly clear that we could be accommodated in our building during renovations IF we agreed to a ridiculously inflated and unrealistic "market rent".
- Guideline 40 which outlines the Useful Life of Building Elements and Assets, which gives landlord's clear guidance on how to maintain buildings on an ongoing basis so that they can forecast and budget appropriately – rather than neglecting buildings for years.

I also include several links to articles about our landlords which appeared in the press this week:

- <https://vancouversun.com/news/local-news/dan-fumano-after-eviction-complaints-property-owners-say-theyre-changing-model>
- <https://www.thestar.com/vancouver/2018/11/29/advocates-urge-renters-to-resist-renoviction-buyouts.html>
- <https://www.thestar.com/vancouver/2018/11/30/tenants-woe-inspire-vancouver-councillors-to-call-for-tough-action-on-renovictions.html>
- <https://vancouversun.com/business/commercial-real-estate/commercial-real-estate-tenants-rights-square-off-against-needs-for-renovation>

As someone who has gone through an aggressive renoviction attempt, and who is still going through it, I would love to coordinate a phone call with you if you have time and find out if you have any concerns about Motion B10 and if I can provide you any more information from a renovictim's perspective.

I really hope Council will take this first and incredibly important step towards making this a more liveable city for a vast majority of citizens. Please protect the existing, and quickly dwindling, affordable housing stock that remains in Vancouver by supporting Motion B10.

Kindest regards,

s.22(1)



s.22(1)

"SOLD"
NOVEMBER 23RD, 2017.

THE s.22(1) WILL BE CLOSING ITS DOORS
IN 2018.

- VIEW THE RESIDENTIAL TENANCY ACT
OF B.C.
- YOU WILL BE GIVEN 2 MONTHS NOTICE TO VACATE.
- \$2000** AFTER YOU HAVE OUT (AMT)
- SECURITY DEPOSIT RETURNED
- MOVE-OUT CLEANING STILL REQUIRED
- LOCAL MOVING EXPENSES PAID FOR
BY THE OWNERS.
- OWNERS WILL ARRANGE YOUR MOVERS.
- OWNERS WILL HELP IN YOUR RELOCATION
IF LOCAL.

I WILL BE STAYING IN TILL THE END.
SO FAR.

s.22(1)

- Aiming for March after
closure. Possible sooner.
- CITY APPLICATIONS FOR BUILDING
CLOSURE. SUBMITTED TODAY

File No: s.22(1)

In the matter of the *Residential Tenancy Act*, SBC 2002, c. 78, as amended

Between

s.22(1)

Applicant(s)

And

s.22(1)

Respondent(s)

Regarding a rental unit at:

s.22(1)

Date of Hearing: September 14, 2018, by conference call.

Date of Decision: October 1, 2018

Attending:

For the Landlord:

s.22(1)

For the Tenant:

s.22(1)

DECISION

Dispute Codes CNL, FF

Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the "Act") for:

- cancellation of the landlord's 4 Month Notice to End Tenancy for Landlord's Use of Property (the 2 Month Notice) pursuant to section 49;
- authorization to recover her filing fee for this application from the landlord pursuant to section 72.

Both parties attended the hearing via conference call and provided affirmed testimony. The tenant stated that the landlord was served with the notice of hearing package via Canada Post Registered Mail on July 29, 2018 and has submitted a copy of the Canada Post Customer Tracking label as confirmation. The landlord's agents (the landlord) confirmed receipt. Both parties confirmed receipt of the submitted documentary evidence of the other party. Neither party raised any service issues. I accept the undisputed affirmed testimony of both parties and find that both parties have been properly served with the notice of hearing package and the submitted documentary evidence as per sections 88 and 89 of the Act.

Issue(s) to be Decided

Is the tenant entitled to an order cancelling the 4 month notice?
Is the tenant entitled to recovery of the filing fee?

Background and Evidence

While I have turned my mind to all the documentary evidence, and the testimony of the parties, not all details of the respective submissions and / or arguments are reproduced here. The principal aspects of the applicant's claim and my findings are set out below.

Both parties confirmed that the landlord served the tenant with a 4 month notice to end tenancy issued dated June 28, 2018 in person on June 28, 2018 which provides for an effective end of tenancy date of November 1, 2018 and the reason is for renovations:

Perform renovations or repairs that are so extensive that the rental unit must be vacant.

The 4 month notice provides details which state:

Renovations	New Paint, New Flooring, New Appliances, Replace Old Sinks, Bathtubs, Toilets, Etc.
-------------	---

The tenant argues that the landlord is acting in "bad faith" and that the specified renovations are purely cosmetic and do not require vacant possession of the rental unit. The tenant has offered to temporarily relocate from the unit in an effort to resolve the issue.

The landlord stated that this building is 96% vacant at the time of this hearing and that out of 21 rental units, only 3 remain occupied. The landlord argued that complete construction included of the entire building is an extensive renovation involving major plumbing upgrades, changing the boiler, hot water tank, electrical upgrades and the complete overhaul of all common areas and suites. The landlord has stated that at this time the necessary permits for demolition are in place and that as each phase is completed the relevant permits shall be obtained to move forward. The landlord stated that currently there is a plumbing permit and that an electrical permit was recently obtained.

The landlord claims that as per his General Contractor, "we have extensively renovated over 10 apartment buildings in the Greater Vancouver Area and have found that it is not safe or practical to have tenants remain on the property." The General Contractor also stated that in an "extensive renovation on properties of this side it would be impractical to believe that we would be able to finish all the work we have outline in the renovation budget (Schedule "A") in less time that we have anticipated.

The landlord has submitted in support of vacant possession:

Copy of letter from General Contractor, dated August 31, 2018
Copy of Building Permit
Copy of letter from Plumber
Copy of Renovation Budget Scope of Work

The tenants argued that the landlord has a history of providing misinformation to tenants. The tenants stated that they do not believe the landlord's claims that vacant possession is required and that the landlord has failed to provide sufficient evidence to carry out the work based upon the submitted budget spreadsheet and photographs of past developments are irrelevant. The tenants argued that at the time of the hearing, the only permits in place are for plumbing only.

The tenants further argued that the vacant possession requested by the landlord is one of convenience and not of necessity based upon the planned work "renovations" of New Paint, New Flooring, New Appliances, Replace Old Sinks, Bathtubs, Toilets, Etc as per the notice to end tenancy dated June 28, 2018. The details provided by the landlord during the hearing were not part of the details as provided in the notice to end tenancy.

Analysis

Section 49 of the Act sets out that a landlord may end a tenancy in respect of a rental unit by serving a notice to end tenancy to the tenant.

Where a tenant applies to dispute a 4 Month Notice, the onus is on the landlord to prove, on a balance of probabilities, the reasons on which the 4 Month Notice is based.

Further 4 Month Notices have a good faith requirement. *Residential Tenancy Policy Guideline* "2. Good Faith Requirement when Ending a Tenancy" helps explain this "good faith" requirement:

A claim of good faith requires honesty of intention with no ulterior motive. The landlord must honestly intend to use the rental unit for the purposes stated on the Notice to End the Tenancy...

If evidence shows that, in addition to using the rental unit for the purpose shown on the Notice to End Tenancy, the landlord had another purpose or motive, then that evidence raises a question as to whether the landlord had a dishonest purpose. When that question has been raised, the Residential Tenancy Branch may consider motive when determining whether to uphold a Notice to End Tenancy.

If the good faith intent of the landlord is called into question, the burden is on the landlord to establish that they truly intend to do what they said on the Notice to End Tenancy. The landlord must also establish that they do not have another purpose that negates the honesty of intent or demonstrate they do not have an ulterior motive for ending the tenancy.

In this case, the tenants have argued that the planned renovations are purely cosmetic and do not require vacant possession of the rental unit. The tenants further argued that the vacant possession was for convenience and not for necessity as none of the listed renovation work would require vacancy as per the served notice to end tenancy.

The landlord has argued that the renovation process is extensive and a matter safety issues. The landlord stated that each unit would be renovated in phases which would require permits as they are required.

In this case, I accept the landlord's claim that safety is an issue during a renovation. However as provided by the landlord and noted by the tenants, renovations were planned and scheduled by the landlord to incorporate first demolition, then replacement of plumbing and then as required electrical work which requires permits. I find that the landlord has failed to provide sufficient evidence that the work although "extensive" cannot be achieved through proper planning and scheduling. The tenants have argued that the landlord's renovation work is for "convenience" and not of "necessity" as the landlord's claims for renovations seem to exceed those provided on the notice to tenancy. In this case, I accept on a balance of probabilities that the tenants' explanation that the renovations are one of "convenience" over that of "necessity" for the landlord. The tenants' application is granted. The 4 month notice dated June 28, 2018 is set aside. The tenancy shall continue.

The tenant having been successful is also entitled to recovery of the \$100.00 filing fee. As the tenancy continues, I authorize the tenants to withhold one-time \$100.00 from the next monthly rent due to the landlord in satisfaction of this claim.

Conclusion

The tenants' application is granted.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: October 1, 2018



K.LAM, Arbitrator
Residential Tenancy Branch

Residential Tenancy Branch

RTB-136

Now that you have your decision...

All decisions are binding and both landlord and tenant are required to comply.

The RTB website (www.gov.bc.ca/landlordtenant) has information about:

- How and when to enforce an order of possession:
Visit: www.gov.bc.ca/landlordtenant/orders
- How and when to enforce a monetary order:
Visit: www.gov.bc.ca/landlordtenant/orders
- How and when to have a decision or order corrected:
Visit: www.gov.bc.ca/landlordtenant/review to learn about the correction process
- How and when to have a decision or order clarified:
Visit: www.gov.bc.ca/landlordtenant/review to learn about the clarification process
- How and when to apply for the review of a decision:
Visit: www.gov.bc.ca/landlordtenant/review to learn about the review process
Please Note: Legislated deadlines apply

To personally speak with Residential Tenancy Branch (RTB) staff or listen to our 24 Hour Recorded Information Line, please call:

- Toll-free: 1-800-665-8779
- Lower Mainland: 604-660-1020
- Victoria: 250-387-1602

Contact any Service BC Centre or visit the RTB office nearest you. For current information on locations and office hours, visit the RTB web site at www.gov.bc.ca/landlordtenant

Residential Tenancy Branch

#RTB-136 (2014/12)

s.22(1)

11:52 PM (23 hours ago)

to me

Sent from my iPhone

Begin forwarded message:

From: serena dao <serena@vsrentals.com>

Date: 3 August 2018 at 21:53:24 GMT-7

To: s.22(1)

Cc: s.22(1)

Subject: Market Rate Rent

Hi s.22(1)

I received confirmation and some information on the market rate rent. If you would like to continue your lease after the renovations are done you are more than welcome to do so.

The new rate for you would be \$1600 after renovations. What will happen is, we will work on the suites around you and once it is time for your suite to be renovated we will move you into another suite in the building. When your suite is done with renovations we will then move you back into your original suite and the new market rate rent will then apply.

The moving expenses will be covered by us so you won't have to worry about paying for it. There will be extensive work such as plumbing and electrical renovations so we will require you to vacate your suite once it is time to work on your suite.

If this is something you would like to proceed with please let me now. If you have any further questions please feel free to contact me. Thank you.

Best Regards,

VS RENTALS

Serena Dao

Property Manager

Tel: (778) 939-8191

www.vsrentals.ca



This Policy Guideline is intended to provide a statement of the policy intent of legislation, and has been developed in the context of the common law and the rules of statutory interpretation, where appropriate. This Guideline is also intended to help the parties to an application understand issues that are likely to be relevant. It may also help parties know what information or evidence is likely to assist them in supporting their position. This Guideline may be revised and new Guidelines issued from time to time.

This guideline is a general guide for determining the useful life of building elements for considering applications for additional rent increases¹ and determining damages² which the director has the authority to determine under the *Residential Tenancy Act* and the *Manufactured Home Park Tenancy Act*. Useful life is the expected lifetime, or the acceptable period of use, of an item under normal circumstances.

Applications for additional rent increases

A landlord may apply for an additional rent increase in an amount greater than the basic Annual Rent Increase in extraordinary circumstances. One of those circumstances is when a landlord has completed significant repairs or renovations that could not have been foreseen under reasonable circumstances and that will not recur within a reasonable time period³. When reviewing applications for additional rent increases, the director may use this guide to determine whether the landlord could have foreseen the repair or renovation.

Damage(s)

When applied to damage(s) caused by a tenant, the tenant's guests or the tenant's pets, the arbitrator may consider the useful life of a building element and the age of the item. Landlords should provide evidence showing the age of the item at the time of replacement and the cost of the replacement building item. That evidence may be in the form of work orders, invoices or other documentary evidence.

If the arbitrator finds that a landlord makes repairs to a rental unit due to damage caused by the tenant, the arbitrator may consider the age of the item at the time of replacement and the useful life of the item when calculating the tenant's responsibility for the cost or replacement.

¹ Residential Tenancy Regulation, s. 23; Manufactured Home Park Tenancy Regulation, s. 33.

² RTA, s. 67; MHPTA, s. 60.

³ Residential Tenancy Regulation, s. 23; Manufactured Home Park Tenancy Regulation, s. 33.

ADDITIONAL CONSIDERATIONS

Used items

If the item being replaced was used when first installed, then the useful life will be determined by taking into account the length of time of that previous use.

Items that do not appear in the table

If a building element does not appear in the table, the useful life will be determined with reference to items with similar characteristics in the table or information published by the manufacturer. Parties to dispute resolution may submit evidence for the useful life of a building element. Evidence may include documentation from the manufacturer for the particular item claimed.

Items where the useful life is substantially different from the table

If the useful life of a building element is substantially different from what appears in the table, parties to dispute resolution may submit evidence for the useful life of a building element. Evidence may include documentation from the manufacturer for the particular item claimed.

ASSET		Useful life in years
PARKING LOT, DRIVEWAYS AND WALKWAYS		
	i. Asphalt, concrete	15
	ii. Gravel	10
	iii. Interlocking brick	20
	iv. Repairs	5
FENCES		
	i. Concrete	20
	ii. Metal, steel, chain link	25
	iii. Wood	15
ROOFS		
	i. Sloped (asphalt shingles)	15
	ii. Flat	20
	iii. Repairs	5
CONCRETE		
1.	Concrete floor (slab), rebar repairs	10
2.	Curbs	15
3.	Foundation walls	20
4.	Stairs and porches	10
5.	Retaining walls	25
MASONRY		
	i. Replacement	20
	ii. Repairs	15

ASSET		Useful life in years
METALS		
1.	Balcony railings, steel	15
WOOD AND PLASTICS		
1.	Balcony railings, wood	10
2.	Decks and porches	20
3.	Retaining walls, wood	15
DOORS AND WINDOWS		
1.	Doors	20
2.	Garage door and operator	10
3.	Lock replacement, building	20
4.	Windows	15
5.	Window framing	
	i. Wood	15
	ii. Aluminium	20
SIDING		
	i. Aluminium, steel	25
	ii. Cedar, masonite, stucco	20
THERMAL AND MOISTURE PROTECTION		
1.	Eavestroughs, downpipes	20
2.	Waterproofing	
	i. Membrane	15
	ii. Sealer	5
3.	Insulation	20

ASSET		Useful life in years
FINISHES		
1.	Carpets	10
2.	Flooring	
	i. Tile	10
	ii. Hardwood, parquet	20
3.	Gypsum board (drywall)	20
4.	Painting	
	i. Exterior	8
	ii. Interior	4
5.	Panelling	20
MISCELLANEOUS		
1.	Elevator	20
2.	Landscaping	15
3.	Locker	15
4.	Mailbox	15
5.	Playground equipment (swings, etc.)	10
6.	Satellite dish	10
7.	Sauna	15
8.	Steel television antennae	15
9.	Storage	20
10.	Swimming pool	15
11.	Whirlpool, jacuzzi	15
FURNISHINGS		
1.	Appliances	
	i. Clothes washer / dryer	15
	ii. Dishwasher	10

ASSET		Useful life in years
FURNISHINGS (con't)		
	iii. Microwave	10
	iv. Refrigerator	15
	v. Stove	15
2.	Cabinets, counters: bath, kitchen	25
3.	Drapes, venetian blinds	10
4.	Furniture	10
MECHANICAL		
1.	Heating systems	15
2.	Ventilation	
	i. Sanitary exhaust	
	A. Central systems	20
	B. Individual systems	15
	ii. Insulation	25
	iii. Air conditioning	20
	A. Incremental units	15
	B. Sleeve, window units	15
	iv. Furnace	
	A. Electric, forced air	25
	B. Oil, gas, forced air	25
	C. Oil, gas, wall or floor	20
	v. Hot water tanks	

ASSET		Useful life in years
MECHANICAL (con't)		
	A. Commercial	20
	B. Domestic	10
3.	Mechanical	
	i. Culvert (metal, concrete)	25
	ii. Lawn sprinklers (underground)	10
	iii. Plumbing fixtures	
	A. Faucets	15
	B. Tubs, toilets, sinks	20
	iv. Sanitary systems	25
	v. Septic tank and tile bed	20
	vi. Storm system	25
	vii. Water treatment	20
	viii. Wells and water system	20
ELECTRICAL		
1.	Generator	25
2.	Fire alarms, smoke detectors	15
3.	Fire extinguishers	10
4.	Intercom	15
5.	Light fixtures	15
6.	Panel and wiring	15
7.	Power line	25
8.	Rewiring	25
9.	Temperature control	

ASSET		Useful life in years
ELECTRICAL (con't)		
	i. Electric	15
	ii. Pneumatic	15
10.	Transformer	25

Statement of the applicants s.22(1)

RTB file no. s.22(1)

s.22(1)





s.22(1)



s.22(1)



s.22(1)





s.22(1)



s.22(1)



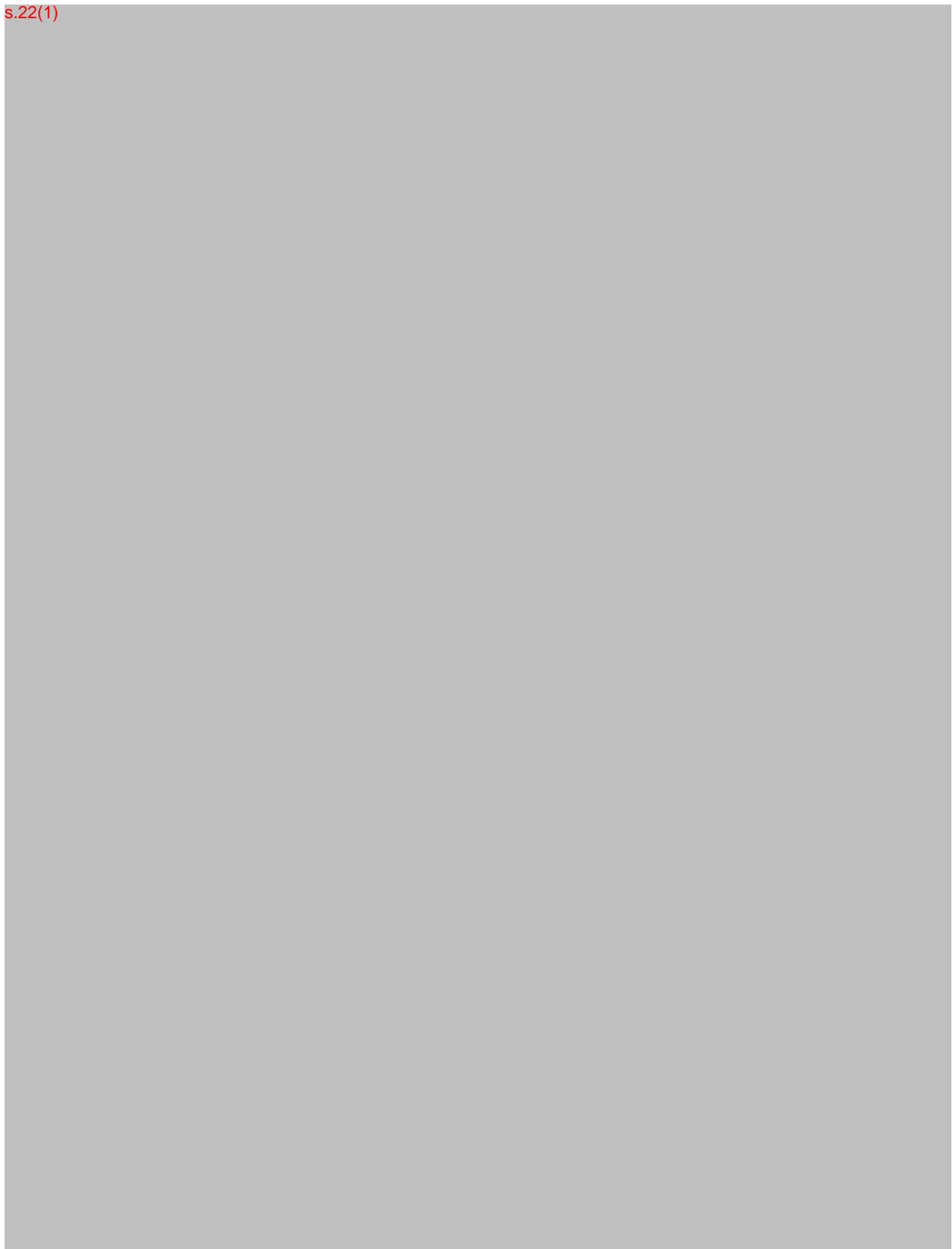
s.22(1)





s.22(1)





s.22(1)



s.22(1)





From: ["Alexander Kennedy"](#) s.22(1)

To: ["Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>](#)

Date: 12/4/2018 1:48:38 PM

Subject: Letter of Support For Motion B10 From Small Business Owners.

Hello Mayor Kennedy Stewart.

Sarah Lindsey, the owner of the Salamander Salt Curios & Collectables, has asked me to reach out to small businesses around the Mount Pleasant Area with a letter in full support of Motion B-10.

I only had a few hours last night, but in that short time-frame I was able to successfully engage with numerous business owners who support motion B10 in its entirety.

Here are the names of these business owners:

Peter Pratchet: First Used Books.

Heechedl Kim: Pleasant Beans Cafe

Nick Paraschos: 8th Dimension Comics

Andrew Lee. Return It Bottle Depot.

David Isbister: PlantBase Food

Kevin Heffner. DGM Laminating, Equipment supplies and service Vancouver.

Megan Wallao: Nutmeg Myth.

Audrey Wong: Lotus Food + Nutrition Inc.

Sarah Lindsey, Salamander Salt Curios & Collectables

Naomi Arnaut: Say Hello Sweets.

Krisitn Zerbin: Moochy Booch Kambucha

Theresa Frazao: Rath Art Supplies

Laura Frederick: Dandelion Records & Emporium

I want to emphasize that these business owners took the time to read the letter in its entirety—including the 4 points that Motion B-10 has called for— They considered everything it represented, and they then signed their full support of it. Andrew Lee—the owner of Return It Bottle Depot-- is making plans to attend the rally today at City Hall.

While there is much talk about how Motion B10 is dividing landlords from tenants, I want to emphasize that this motion does NOT target honest landlords and that one of the signees of the

letter --Audrey Wong of Lotus Food + Nutrition Inc— Is also a landlord, (This is on top of the honest landlords who spoke at City Hall in favour of Motion B10 and the honest landlords who reached out to you over the week)

In your vote this evening. Please consider the many small business owners who have voiced their full support of Motion B10 in it's entirety and hope that you will join them in protecting Tenants (and Business owners) from the disastrous effects of Renovictions and Aggressive Buy-Outs.

—Yours,

Alex Kennedy. Owner of Gauntlit

Full Text of the letter can be read here:

<https://docs.google.com/document/d/1ua-6hKbsrP0i5B7umLkHZpXpB1PAIZnuF6EEQ3AyQnU/edit>

**LETTER BY BUSINESS OWNERS IN SUPPORT OF MOTION B10:
Protecting Tenants from Renovictions and Aggressive Buy-Outs**

We the undersigned wish to express our full support for Motion B10: Protecting Tenants from Renovictions and Aggressive Buy-Outs, in it's entirety.

As owners of businesses which have positively engaged with our city for years, we have watched first-hand as the rising cost in housing prices have not only threatened to price our employees out of the city, but have made securing affordable housing difficult for us and our families.

The rising cost of rent also has an impact on our customers, who are struggling to pay the rent and have cut down on their discretionary income, resulting in smaller and smaller profit margins.

Motion B10 does NOT affect landlords acting in good faith with their tenants. Under the Residential Tenancy Regulation, Section 23.1, landlords have every opportunity to legally increase rent based on evidence that their costs have grown unexpectedly.

Instead Motion B10 will tackle the most egregious loopholes that allow bad faith actors to subject their tenants to high-pressure intimidation tactics in the attempts to evict them.

Under Motion B10, The city will move forward to:

- Strengthen the Tenant Relocation and Protection Policy to cover ALL forms of accommodation, in all areas of Vancouver.
- Require landlords to offer displaced tenants the opportunity to move out during a necessary renovation, without their lease ending or rent increasing.
- Track all apartment buildings sold in Vancouver and informing tenants of their rights.
- Track all tenant buyouts and calling on the Province to implement effective vacancy controls, or alternatively, to give Vancouver the power to regulate maximum rent increases during and between tenancies.

As small business owners, we feel the amendments to Vancouver Charter requested under Motion B10 are crucial to confronting soaring rental costs, including both housing and retail space, and we implore ALL Vancouver City Councillors to support this motion in it's entirety.

NAME: David Isbister BUSINESS NAME: PlantBase Food

EMAIL AND PHONE NUMBER (Optional) SIGNATURE

NOTES:

LETTER BY BUSINESS OWNERS IN SUPPORT OF MOTION B10:
Protecting Tenants from Renovictions and Aggressive Buy-Outs

NAME: Louis Frederick BUSINESS NAME: Dandelion Records & Emporium
EMAIL AND PHONE NUMBER (Optional): dandelionemporium@gmail.com SIGNATURE: [Signature]

NOTES:

NAME: Theresa Frazao BUSINESS NAME: Rath Art Supplies
EMAIL AND PHONE NUMBER (Optional): SIGNATURE: [Signature]

NOTES:

NAME: BUSINESS NAME
EMAIL AND PHONE NUMBER (Optional): SIGNATURE

NOTES:

LETTER BY BUSINESS OWNERS IN SUPPORT OF MOTION B10:
Protecting Tenants from Renovictions and Aggressive Buy-Outs

NAME: Kevin Heffner BUSINESS NAME: VGM
EMAIL AND PHONE NUMBER (Optional): VGM@TEWS.NET SIGNATURE: [Signature]

NOTES:

NAME: PETER PRATCHETT BUSINESS NAME: FIRST USED BOOKS
EMAIL AND PHONE NUMBER (Optional): firstusedbooks@yahoo.co SIGNATURE: [Signature]

NOTES:

NAME: HEECHOL KIM BUSINESS NAME: Pleasant Burns
EMAIL AND PHONE NUMBER (Optional): hhelenkim@hotmail.net SIGNATURE: [Signature]

NOTES:

LETTER BY BUSINESS OWNERS IN SUPPORT OF MOTION B10:
Protecting Tenants from Renovictions and Aggressive Buy-Outs

NAME: Nick Paraschos BUSINESS NAME: 5th DIMENSION COMICS
EMAIL AND PHONE NUMBER (Optional): 604 731-7644 SIGNATURE: Nick Paraschos

NOTES:

NAME: Megan Wallao BUSINESS NAME: Nutmeg Mylk.
EMAIL AND PHONE NUMBER (Optional): SIGNATURE: Megan Wallao

NOTES:

NAME: BUSINESS NAME:
EMAIL AND PHONE NUMBER (Optional): SIGNATURE:

NOTES:

LETTER BY BUSINESS OWNERS IN SUPPORT OF MOTION B10:
Protecting Tenants from Renovictions and Aggressive Buy-Outs

NAME: Audrey Wong BUSINESS NAME: Living Lotus Food + Nutrition Inc.
EMAIL AND PHONE NUMBER (Optional): SIGNATURE: Audrey Wong

NOTES: Landlord

NAME: Naomi Arnaut BUSINESS NAME: Say Hello Sweets
EMAIL AND PHONE NUMBER (Optional): SIGNATURE: Naomi Arnaut

NOTES:

NAME: KRISTIN ZERBIN BUSINESS NAME: Mocha Bunch Confections
EMAIL AND PHONE NUMBER (Optional): SIGNATURE: Kristin Zerbin

NOTES:

From: ["Lynda Dragan" <admin@bcnpha.ca>](mailto:admin@bcnpha.ca)

To: ["Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>](mailto:Rebecca.Bligh@vancouver.ca)
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["Swanson, Jean" <Jean.Swanson@vancouver.ca>](mailto:Jean.Swanson@vancouver.ca)
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["Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>](mailto:Kennedy.Stewart@vancouver.ca)

Date: 12/4/2018 8:51:08 AM

Subject: Letter to City of Vancouver Council from Jill Atkey - CEO BC Non-Profit Housing Association

Attachments: BCNPHA_COVCouncil_181203.pdf

Dear Mayor and Council,

Please find attached a letter from Jill Atkey, CEO at BC Non-Profit Housing Association.

Thanks very much,

Lynda Dragan
Executive Assistant

BC Non-Profit Housing Association

Address 220–1651 Commercial Drive, Vancouver, BC V5L 3Y3

Tel: 604.291.2600 Ext: **2165** **Fax:** 604.291.2636

My direct line is : 778 945-2165 **Toll-Free BC:** 1.800.494.8859

WWW.BCNPHA.CA

Mayor and Council
City of Vancouver
453 West 12th Avenue,
Vancouver, BC V5Y 1V4

December 3, 2018

RE: Motion On Notice: Protecting Tenants from Renovictions and Aggressive Buy-Outs.

Dear Mayor and Council,

I am writing you in regards to the November 13, 2018 Motion On Notice entitled *Protecting Tenants from Renovictions and Aggressive Buy-Outs* to voice our shared concerns about the issue of renovictions, offer our perspective on how this motion may impact the non-profit housing sector, and offer to work closely with staff on solutions.

BC Non-Profit Housing Association (BCNPHA) is the provincial umbrella organization representing the non-profit housing sector in BC. We are comprised of over 600 members, which are primarily non-profit housing societies providing mission-driven long-term, permanent, and affordable housing. Together, non-profit housing providers manage more than 65,000 affordable homes in over 2,500 buildings across the province. A substantial proportion of this stock is in the City of Vancouver, where our members own and/or operate almost 20,000 units.

Since we first launched the Rental Housing Index in 2014, we have been tracking and monitoring the rapid escalation of rental prices and the increasing unaffordability of rental housing across the province, and now across Canada. BCNPHA shares the concerns raised in the motion that renovictions and buy-outs of older purpose-built rental stock are leading to a more precarious situation for many renters in the City of Vancouver.

At the heart of the issue, there is a chronic affordable rental housing challenge in the City, with vacancy rates consistently remaining under one percent. The renovation issue is magnified in this context due to a lack of suitable, permanent, and affordable housing on the scope and scale that is required. Subsequently, renters cannot find alternative accommodation when faced with a renovation or redevelopment, which leads to stressful displacement, as well as makes the system more vulnerable to unscrupulous practices of a small subsection of landlords.

It is important that Council understand that this particular motion comes at a historical moment for the community housing sector, where non-profits are contending with expiring

operating agreements, meaning that they will no longer be receiving ongoing operating subsidies from senior levels of government. Even without needed renovations on aging stock, the rent structures within some non-profit buildings will require adjustments in order for revenues to cover operating costs without government subsidy. With new supply programs currently rolling out, redevelopment of existing projects will be increasingly common and necessary as the City of Vancouver is landlocked. The mission-drive of non-profit housing providers is toward the greatest level of affordability possible. However, given the context of expiring operating agreements, it may not be possible to set the rents in the new rental homes at the same level as the previous homes. We urge council to fully understand the implications of this section of the motion for the non-profit sector before moving forward.

After 25 years without serious levels of investment from the Federal government and a diminishing investment from the Province, we are now at a point in time where all levels of government are making significant investments into affordable housing. Applying additional regulatory hurdles and restrictions may have unintended consequences for the development of new rental housing at all points of the income continuum. With an abundance of opportunities, and two dozen municipalities in the region, non-profits will develop new affordable homes in communities that incentivize and encourage the development of affordable rental housing.

One of the key solutions to this crisis, is an abundant and healthy supply of purpose built rental housing. BCNPHA strongly believes that the community housing sector is an essential partner in addressing the issue of renovations and buy-outs of the purpose-built stock, and we would be pleased to work with the City of Vancouver to ensure that we find workable solutions to the crisis that each year impacts more Vancouverites.

BCNPHA commends the work of Mayor and Council to understand, advocate, and lead on affordable housing issues in the province. We understand the pressing need to address the affordable housing crisis for renters in the City of Vancouver, and look forward to continuing our work together to ensure that everyone in the city has a safe, secure and affordable home.

Sincerely,



Jill Atkey
CEO

From: ["Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>](mailto:Sadhu.Johnston@vancouver.ca)

To: ["Direct to Mayor and Council - s.15\(1\)\(l\)"](#)

CC: ["City Manager's Correspondence Group - s.15\(1\)\(l\)"](#)

["Singh, Sandra" <Sandra.Singh@vancouver.ca>](mailto:Sandra.Singh@vancouver.ca)

["Krishna, Kaye" <Kaye.Krishna@vancouver.ca>](mailto:Kaye.Krishna@vancouver.ca)

["Garrison, Dan \ \(COV\\)" <Dan.Garrison@vancouver.ca>](mailto:Dan.Garrison@vancouver.ca)

["Bond, Abigail" <Abigail.Bond@vancouver.ca>](mailto:Abigail.Bond@vancouver.ca)

["Kelley, Gil" <Gil.Kelley@vancouver.ca>](mailto:Gil.Kelley@vancouver.ca)

Date: 12/3/2018 5:55:49 PM

Subject: Memo: Information on Motion B.10 Protecting Tenants from Renovictions and Aggressive Buy-Outs

Attachments: Memo to Mayor and Council - Information on Motion B10 Protecting Tenants....pdf

Greetings Mayor and Council,

Please see attached memo from Gil Kelley, General Manager of Planning, Urban Design & Sustainability.

The memo is in response to the request from Council for responses to specific questions on Motion B.10 from the Regular Council Meeting on November 13, 2018, "Protecting Tenants from Renovictions and Aggressive Buy-Outs" and following speakers heard on November 27 and 28, 2018.

Best,
Sadhu

Sadhu Aufochs Johnston | City Manager
City of Vancouver | 453 W 12th Avenue
Vancouver | BC V5Y 1V4
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MEMORANDUM

December 3, 2018

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Lynda Graves, Administration Services Manager, City Manager's Office
Rena Kendall-Craden, Communications Director
Katrina Leckovic, City Clerk
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Anita Zaenker, Chief of Staff, Mayor's Office
Sandra Singh, General Manager, Arts Culture and Community Services
Kaye Krishna, General Manager, Development Building and Licenses
Dan Garrison, Assistant Director, Housing Policy and Regulation
Abigail Bond, Director of Affordable Housing

FROM: Gil Kelley
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Information on Motion B.10 Protecting Tenants from Renovictions and Aggressive Buy-Outs

This memo is in response to the request from Council for responses to specific questions on Motion B.10 from the Regular Council Meeting on November 13, 2018, "Protecting Tenants from Renovictions and Aggressive Buy-Outs" and following speakers heard on November 27 and 28, 2018.

Speakers on Motion B.10

In a demonstration of the significant concern and interest in the challenges facing Vancouver renters, over ninety residents signed up to speak to Motion B.10 on Protecting Tenants from Renovictions and Aggressive Buy-Outs. Council heard from a total of 56 speakers who presented to Council over two evenings, sharing their own personal experience with renovictions and demovictions, as well as the serious challenges facing their neighbors, friends, and communities. Particular concern was raised about individuals with intersecting vulnerabilities who are at especially high risk of evictions and homelessness, including seniors, families with children, LGBTQ individuals and youth, and Indigenous households. Speakers also emphasized the serious mental and physical health impacts of insecurity of tenure on renters, both when they are facing a potential eviction and when they are dealing with pressure from a landlord to move through aggressive tactics and 'buy-out' offers.

Several speakers were also organizers and advocates, who raised specific issues with City and Provincial policy and presented solutions for the City to consider. These speakers emphasized that the current framework of protections for renters facing renovations is insufficient to ensure security of tenure and affordability for renters in Vancouver. There were calls for City Staff to better align the City's Tenant Relocation and Protection Policy with guidance from the BC Supreme Court on the legality of evictions due to renovations, and to expand the coverage of the TRP policy to cover renters in secondary rental housing, including rented condominiums and basement suites. There were also calls for Council to seek authority from the Province to require Tenant Relocation Plans for all types of permits impacting rental housing, including building and trades permits, and to register and track buy-out agreements in order to provide better support and information to renters in these circumstances.

Staff have previously provided information to Council on options to address the issues and ideas raised in the Motion and by speakers, as well as additional ideas and opportunities that were raised through Staff consultation with the public and stakeholders. Several of these options are within City jurisdiction and will be actionable through intensive policy work and implementation planning. Doing so will require coordination across City departments and increased staff time and resources dedicated to both one-time planning and ongoing implementation. Other options would take longer, requiring new authority from the Province and significant additional resources and increased budget for implementation, inspections, and enforcement.

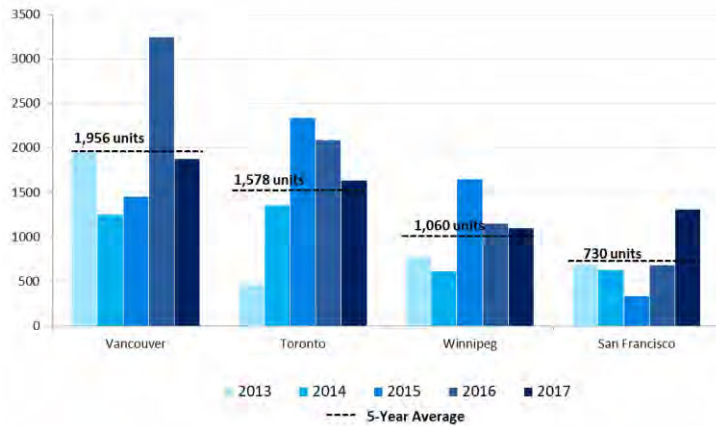
Staff have also provided preliminary responses to specific questions from Councillors in the section below, however many of these questions will require further research and analysis.

Responses to Councillor Questions

1. Is there research that shows rental housing starts don't decrease with vacancy control? What is rental construction in places where vacancy control exists?

- Research is mixed on the impact of vacancy control on rental construction. Economists have differing opinions. Some believe that rent control plays a dominant role in suppressing the market; others believe that there are many factors at play in the creation of new rental supply, and the impacts of rent control vary depending on the degree of the control and the prominence of other variables at play.
- The chart below shows rental starts from North American cities with rent control. It is difficult to attribute vacancy control solely to the renter start figures. There are many variables that impact the construction of rental housing, including the presence of government incentives that encourage new rental supply, land use policy and zoning, investment climate (e.g. interest rates), market rental rates, cost to acquire land, and the degree of the rent control measure.
- Vancouver's experience has been that it is the combination of all these factors that impacts the creation of new rental. Staff will be conducting further economic analysis into the viability of new rental housing as part of the review of the City's Rental Incentive programs. The review is currently underway and a report back to Council is expected in mid-2019.

Annual Rental Housing Starts in Major Cities With Vacancy Control



Source: CMHC Housing Starts and Completions Survey and 2017 San Francisco Housing Inventory

2. Can Staff comment on Regulation 23 of the RTA that allows landlords to apply for additional rent increases for repairs and renovations?

- Staff has not conducted a detailed analysis on this issue, but have reached out to external renter serving organizations. Based on those conversations, our understanding is that this provision is not widely used. A possible reason could be that the test is quite strict - a landlord must prove that the repair is significant, that the issue was not reasonably foreseeable, and that the issue will not reoccur within a time period that is reasonable for the repair or renovation. An initial search did not uncover any cases where a rent increase for emergency repairs was approved under the RTA. Additional research would be required to fully understand and comment on the effect of Regulation 23.

3. Can Staff comment on health consequences of renovations for renters? *Note (the question also included the following concern): Staff will have missed important information that the speakers provided in their speeches and also in their handouts: information about how bad it is for their health to be renovicted and face the stresses it produces.*

- Through our work with renters and consultation with health experts and community stakeholders on the development and implementation of the Tenant Relocation and Protection Policy, Staff heard from renters about the significant impact that renovations and insecurity of tenure can have on renters' mental and physical health.
- During the development of the TRP Policy in 2015, staff heard from the West End Seniors' Network and St. Paul's Hospital that health issues are more acute for renters with existing vulnerabilities, including seniors, people with disabilities, low-income households, and families with young children. This is why the TRP policy includes specific provisions requiring additional support and compensation for vulnerable tenants.
- City staff taking calls from tenants in buildings with active Tenant Relocation Plans further indicate that a high proportion of individuals report stress and anxiety exacerbated by the required relocation.

- For renters who become homeless or precariously housed as a result of renoviction, the health consequences of homelessness are profound and can have life-long consequences.
 - Staff have reviewed the public hearing video (see above, Speakers on Motion B.10) and can take a closer look at the information provided by speakers in more detail as part of the upcoming review of the Tenant Relocation and Protection Policy.
- 4. Implications for affordable housing in Vancouver if landlords are allowed to buy apartment buildings at inflated prices and then renovict tenants so they can charge higher rents? How many units are we likely to lose per year?**
- Staff have observed an increased incidence of renters being displaced for major and minor renovations or redevelopment of existing rental buildings. While there is no complete source of information on the number of renters evicted for these purposes, various data sources can be used to extrapolate the trend in renter impacts over the past decade. Staff currently track renter displacement due to Rezoning and Development Permit applications as part of implementing the City's Tenant Relocation and Protection Policy.
 - Since 2015, 1,605 units of purpose-built rental housing have been impacted by development applications involving major renovations or redevelopment of existing rental buildings that require a tenant relocation plan under the City's Tenant Relocation and Protection policy. Of these units, 13 per cent were occupied by long-term renters whose tenancies had been 10 years or more.
 - In addition, work being done under building permits are not covered by the City's Tenant Protection and Relocation Policy. Of the over 1,300 rental buildings that underwent renovation or redevelopment between 2009-2018, 550 buildings were issued building permits, which do not require a Tenant Relocation Plan.
 - While staff are tracking the volume and status of Council approved tenant relocation plans, the Housing Vancouver 3 Year work plan identifies the broader tracking of renters impacted by renovations and redevelopment as a gap in data collecting and reporting; work on this will commence in 2019.
- 5. Can Staff comment on requirements in both the RTA and the city's Standards of Maintenance bylaw that apartments be maintained in good condition?**
- Section 32 of the Residential Tenancy Act addresses landlord and tenant obligations to repair and maintain a rental unit. The RTA requires that a landlord must ensure the unit is suitable for occupation and is maintained to a standard that complies with health, safety and housing standards required by law. The RTA states that tenants are responsible for maintaining reasonable health, cleanliness and sanitary standards in their unit and in other parts of the property they have access to, and are responsible for the repair of any damage they cause, or is caused by any person they permit on the property. Tenants are not responsible for repairs for normal wear and tear that results from the reasonable use of a residential unit. The province's Residential Tenancy Policy Guideline 1 addresses landlord and tenant responsibilities in detail: <https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/calculators-and-resources/policy-guidelines/policy-guidelines-listed-by-number>

- The City's Standards of Maintenance By-law prescribes standards for the maintenance and occupancy of buildings to ensure that buildings are free from hazard and are maintained continuously in conformity with accepted health, fire, and building requirements. The Standards of Maintenance By-law applies to all buildings in the City. The By-law generally requires that property owners be responsible for addressing any work required in accordance with the by-law, however certain provisions may apply to other parties, including building managers, operators and occupants. The by-law addresses various types of internal and external elements, features and systems, including floors, walls and ceilings, interior fire and health safety hazards, plumbing and plumbing fixtures, and heating and electrical systems. The Standards of Maintenance By-law interfaces with other City By-laws, including the Fire By-law and Building By-law, which may influence the work or upgrades required, particularly in circumstances where an unsafe condition exists.

6. What are the actions that other cities like New Westminster are taking to protect against renovictions?

- The City of New Westminster has been taking a number of actions to protect renters from renovictions, including:
- Tracking sales of rental buildings through publicly-available information such as the Goodman Report and Costar. Tracking is done on an ad hoc basis, which helps inform the compilation of a renovictions watchlist.
- Notifying tenants when a building permit has been applied for that may result in a renoviction; Staff send a 2 page Tenants Rights hand-out on how the City and local renter serving organizations can assist and a TRAC Tenant Survival Guide to all tenants in the building. For more information on the hand-out, please see: https://www.newwestcity.ca/database/files/library/Tenants_Rights_October_2018.pdf
- City Buildings and By-law Enforcement staff are assisting renters who believe they are being renovicted by ensuring that landlords have the necessary permits and approvals in place prior to issuing an eviction notice and by employing stop work orders and tickets in situations where the necessary permits and approvals are not in place and demolition or major renovations/repairs are underway; and,
- The City of New Westminster is supporting the Tenant Resource and Advisory Centre (TRAC) to educate renters on their rights, by providing financial support to TRAC to provide free tenants' rights workshops for local renters

7. The City's memorandum dated November 14, 2018 re "Motion on Protecting Tenants from..." states that "there is little guidance in either case law or the RTA as to exactly what circumstances might result in a tenancy continuing during major renovations".

Can Staff please provide a full excerpt of Residential Branch Policy Guideline 2 and explain how this guideline does not provide clear guidance on what circumstances result in a tenancy continuing during major renovations, in particular in consideration of the section that states "section 49 (6) does not allow a landlord to end a tenancy for the purpose of renovations or repairs if any of the following circumstances apply:...it

is possible to carry out the renovations or repairs without ending the tenancy (i.e. if the tenant is willing to temporarily empty and vacate the unit during the renovations or repairs, and then move back in once they are complete - pages 3-4.

- The full excerpt of the Residential Branch Policy Guideline is included in this link: <https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/residential-tenancies/policy-guidelines/gl02.pdf>
- Arbitrators at the Residential Tenancy Branch make their decisions within the applicable case law and the terms of the Residential Tenancy Act. The Guidelines issued by the Residential Tenancy Branch are intended to assist Residential Tenancy Branch staff and the public to address issues and resolve disputes. The guidelines are not laws and are subordinate to the RTA and the applicable case law.
- Guideline #2 summarizes the legal framework around the termination of tenancies for the Landlord's Use of Property and states that "If repairs or renovations require the unit to be empty and the tenant is willing to vacate the suite temporarily and remove belongings if necessary, ending the tenancy **may not** be required.(emphasis added)"

The guideline recognizes that the circumstances in which a tenancy may continue during major renovations vary from case to case when it uses the term "may not be required". As each circumstance and the ability of each tenant to vacate a premise can be entirely different, it is difficult to say definitively whether a tenancy in a particular situation may continue. There is also no guidance as to what "temporarily" means and what the status of the rent would be during the period of vacancy.

8. Will staff have the Goodman report list, for example and the examples of the websites where apartment sellers are advertising that they can get higher rents? Will they have the "financials" from these sales advertisements? The speakers brought sales information that show that the expenses of running an apartment building are way less than the revenue the apartments produce, even with relatively low rents, and that owners could afford increased property taxes etc and still have revenue coming in from rents.

- Staff can get access to the Goodman report and other publicly accessible real estate data on rental building sales. Some of the listings voluntarily include financial information such as gross income, operating expenses, and rent rolls. However, not all listings on their website include this type of information. Staff can review this information in more detail as part of the upcoming review of the Tenant Relocation and Protection Policy.
- Staff recently commissioned a Rental Reinvestment Study to better understand the condition of existing woodframe rental stock, feasibility of major capital and energy upgrades, and impact on tenants. Based on a survey to landlords and in-depth study of 3 representative rental buildings, the consultant found that standard upgrades are happening and do not require additional financing, but that major structural upgrades, such as building envelope upgrades, almost always require financing and may not be feasible for owners who are averse to taking on debt.

The consultant also found that most major upgrades are being done with occupants in suites in other types of multifamily housing (e.g. strata buildings), but that this it is more challenging to do this in rental as a result of noise and disruption to tenants, health risks associated with major work (e.g. asbestos) and the ability for landlords under the RTA to increase rents for new tenancies. See appendix F in the Staff Report for more information: <https://council.vancouver.ca/20180515/documents/p6.pdf>

I hope this information will be helpful to you in your deliberations on Motion B.10 this week.

As noted above, staff in PDS in consultation with others, are presently working on a review of the City's Tenant Relocation and Protection Policy which will be coming to Council in 2019. One option for Council at present would be to refer the content of Motion B.10 to staff to be considered as part of this policy review and to return to Council with policy language that addresses the intent of the motion.

Please do not hesitate to contact me further should you have any follow-up questions.

Gil Kelley, FAICP
General Manager, Planning, Urban Design and Sustainability
604.873.7456 | gil.kelley@vancouver.ca

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
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"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>

Date: 12/4/2018 11:53:01 AM

Subject: Motion B10 "Protecting Tenants from Renovictions and Aggressive Buy-Outs"

Dear Mayor and Council,

I am a resident of Vancouver living in the the city's affordable rental housing stock and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs. I urge you to pass this motion without changes or amendments that will dilute it's goals and purposes.

As a tenant, I am not presently facing a Renoviction but a Demoviction from my home of s.22(1) s.22(1). Motion B10 mentions the Tenant Relocation and Protection Policy (TRPP) and many speakers at the Nov. 27th & 28th public hearing spoke about expanding it to those who it's not presently available. However having already been offered the policy along with other affected tenants of the proposed development, many of us have discovered that the **CoV's own version of the TRPP is inadequate** and does little to relieve the costs and stress caused by a demoviction during a severe rental housing shortage. Although some of the benefits received through the policy are helpful, the replacement units offered so far have been much smaller and considerably more expensive than what we presently have or they're in an undesirable area.

I've been told by TRPP reps, to find something close in monthly rent to what I'm paying now, s.22(1) s.22(1) from the important connections I have developed over the years in Vancouver, including work. The other issue has been the possibly of losing our three relocation options if we refuse the 1st offer due to the above mentioned issues. This does not sound like the CoV's TRPP as quoted in the documents found in the links below.

"The City of Vancouver will work with existing tenants on site **to ensure appropriate relocation to alternative housing that meets individual needs.**"

<https://www.bchousing.org/publications/Clark-Drive-East-1st-Newsletter.pdf>

<https://www.bchousing.org/publications/1st-Clark-Community-Meeting-Question-Answer.pdf>

"Units should be of a comparable unit type"

Increased Protection for Renters - Tenant Relocation and Protection Policy and Associated Guidelines

[Current Tenant Relocation provisions under Rate of Change Guidelines \(P.10\)](#)

[Sample Tenant Relocation Plan - tenant-relocation-plan-example.pdf](#)

<https://vancouver.ca/files/cov/tenant-relocation-plan-example.pdf>

"Below is a variety of information and assistance measures we are putting in place for the current tenants in order to fulfill requirements of the [City of Vancouver's Rate of Change Guidelines](#) and to fulfill our corporate belief of upholding a positive tenant-landlord relationship."

"Alternate Accommodation Assistance"

"The tenants, if requested, will be assisted in finding three comparable units in Vancouver *that fit as closely to their current accommodation as possible; at least one of the comparable units will be in the same neighbourhood*. For existing tenants requesting assistance in finding alternate accommodation, we will provide a comparable option that rents for no more than 10% above current rent levels, unless otherwise agreed to by the tenant. If desired, *tenants can provide their accommodation specifications* and the designated tenant relocation manager/coordinator *will actively search out vacant units that match the requirements*."

Another significant issue after we do eventually move into new rental accommodations, we may very well be soon be faced with a renoviction crisis or another demoviction all over again. So, passing Motion B10 with significant amendments to improve the TRPP for all tenants suffering in this toxic rental environment is essential.

On a final note, I've copied below a link to an insightful article and two quoted portions from it that can be found by scrolling half-way down the page. I draw your attention to these two policy ideas because I feel they better address the issues and challenges of very long term tenants like myself than anything implemented so far by the City of Vancouver or the BC Gov't. Similar rent-freeze policies have been suggested by others as a necessary and humane step in addressing the harms done to so many Vancouver tenants . Perhaps these can be enacted by the City of Vancouver in the very near future.

[An Idea for Housing Affordability | Vancouvermarket.ca](#) • June 11, 2015

"Protection of existing tenants: The only way densification can work is if existing renters and apartment neighbourhoods support the policies that will be required to facilitate it. *Existing tenants in affected buildings could be offered unchanged rents in the new or renovated buildings* with an option for a buy-out to be offered if the tenant moves on. *This could be regulated by the City*."

"Rent Maximums: *Ensure that only new tenants can be charged market rents, existing tenants that wish to stay are allowed to do so at their previous rent level*. In many cases, the additional density will more than offset these rents."

Thank you,

s.22(1)

From: s.22(1)

To: "Carr, Adriane" <Adriane.Carr@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>

Date: 12/3/2018 1:55:49 PM

Subject: Please Ban renovictions an here is why.

Please BAN renovictions, s.22(1) of Grandview Woodland, I have seen so many friends, neighbours, families, people but so many seniors get the boot. The affordable apartments at Woodland and Pender renovicted a lot of people and seniors and among them an 80-year-old woman. It is still sitting empty, the "renos" are going at snails pace, it is a sham. s.22(1)

s.22(1)
s.22(1). Attached are photos of it now. There has been no movement and could not they have done this in stages. Here is a link to the CBC article about the apartments.

<https://www.cbc.ca/news/canada/british-columbia/woodland-apartment-renoviction-fight-1.4620504>

The recent past Vision Council had rezoned everything so that it made our affordable places look like steaks to hungry wolves. Nobody has felt safe since then. s.22(1)

s.22(1), and I thought I had secure housing, now I am not so sure and I am scared. Things have taken a greedy turn for the worse. It is upsetting and unsettling to the core.

The Richmond Foodbank Executive was interviewed on CBC, and she said that there has been an increase in people accessing the food bank because of RENOVITIONS. Either they have become homeless because of renovictions or they had to move into a place they can't afford and can't afford to eat. I have contacted the Vancouver Food Bank to see if they had something to say on renovictions, but I don't think it will be on time for the vote tomorrow. But who do you listen to when you make your final decision on the vote? People that know the TOLL that renovictions are taking, or are you going to listen to the people that want to get rich for themselves.

Please vote to stop renovictions, s.22(1)
s.22(1).

There is a war on the poor and we want change. You were voted in to make that change, so please MAKE IT!

Thank you for your time.

--
s.22(1)

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I acknowledge that we live and work on the traditional and unceded territory of the s\u7733 wx\u817 w\u7mesh (Squamish), sel\u787 ?il\u787 ?witulh (Tsleil-Waututh), and x\u695 ?m\u601 ?\u0k\u695 ?\u601 ?y\u787 ?\u601 ?m (Musqueam) nations.









From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

CC: "Swanson, Jean" <Jean.Swanson@vancouver.ca>

"Vancouver Tenants Union" <tenantsunion.yvr@vancouvertenantsunion.emailnb.com>

Date: 11/30/2018 5:56:03 PM

Subject: Please support Motion B. 10

Dear Mayor Stewart:

I am writing in support of Motion B. 10.

I have lived under the constant threat of renoviction in my rental of s.22(1) in East Vancouver.

s.22(1).
Some are homeless and most are under-housed, their hard-working families also living under the constant threat of renoviction.

I encourage you to understand how difficult it is to rent in Vancouver. s.22(1)
s.22(1) Renters are amongst the hardest working citizens that there are in Vancouver.

Please support citizens who rent.

Thank you, take care,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 12/4/2018 2:15:56 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Counsel,

I am writing to you today, ahead of your vote, to ask that you support Motion B10 and vote in favour of banning renovictions and urging the BC NDP to create vacancy control.

I have been a resident of Vancouver my whole life. s.22(1)

s.22(1) and know people from all walks of life, in all neighbourhoods - from the destitute to long-serving judges. No one in this city is happy with the state of affairs for everyday people except those who see housing as nothing more than an investment opportunity, a place to hide their ill-gotten gains or simply a market "play". I believe we can protect the culture of Vancouver - which requires your action today - and still allow for a healthy housing market. In fact, the only long-term strategy requires that we do so.

I have seen many talented people give up on this city because they waited for something to change and it became obvious that no one was going to stand in the way of global financial interests preying upon Vancouver and so many other world-class cities. This crisis has hit Seattle, London, Sydney... even Detroit!

So, you have a good excuse to do nothing OR you have the responsibility to honour the spirit and specifics of the RTA as it applies to landlords and tenants. Democracy itself is what the RTA is ultimately about. Looking the other way is how anti-democratic and unjust behaviour flourishes.

Thank you for your consideration and time. By the way, s.22(1)

s.22(1)
s.22(1) At any moment, a newly created, anonymous, limited liability company can start that cycle of oppression again.

All good things,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 12/2/2018 6:37:36 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Mayor and Council,

This current housing crisis means properties are mostly unaffordable to Vancouverites, student housing is gravely lacking, and airbnbs are still running rampant. All this has caused very low vacancy rates in rental stock.

Meanwhile, building owners have a loophole for jacking up rents by renovicting, or whenever a tenant leaves.

This situation is untenable and must be changed. House is a basic need, like food, and not a commodity.

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/29/2018 12:51:11 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

From my very own personal experience with renovictions and with renting in Vancouver, this needs to STOP!

s.22(1) but have been through hell trying to find a stable, clean, and safe home s.22(1) too. There is a definite imbalance between owners and renters. Our city is suffering, businesses can't afford to pay employees, employees can't afford to live in Vancouver... This is ridiculous. Let's restore the balance, let the dust settle from the Organized Crime riddled Vancouver Real Estate Market. It's sickening.

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <kennedy.stewart@vancouver.ca>

Date: 11/28/2018 4:57:56 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

s.22(1) experience with renovation, many of my friends have suffered the loss of an apartment due to legal loopholes in the current legal system. Not only have these friends been displaced, but their prospects at finding available affordable rentals have been so drastically minimized in the last few years. Available housing vacancies are under 1%. Over 70% of an average paycheque goes to rent. How are people expected to survive in the city?

Renters need protection. Housing is a human right. The current rental rates and availability are untenable. We need to ensure rent remains affordable and that tenants are protected and their living situations are kept in place, even during renovations.

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <kennedy.stewart@vancouver.ca>

Date: 11/28/2018 4:58:48 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a born-and-raised Vancouverite, and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

s.22(1)

s.22(1) rent increase year after year in multiple buildings. I have seen dozens of friends move away because the city has become too expensive, and as a result, there are less artists, creative spaces, and art--period--in the city. I was born in Vancouver, and it amazes me that the city I once knew so well has become a lifeless, cultureless site where landlords and landowners (who often don't live in Vancouver) feel comfortable and are even encouraged to ruin the lives of renters in order to make a profit.

Renovictions most often target the most marginalized people in our city. How can Vancouver be considered one of the best places to live in the world if the City cannot even take care of its most vulnerable residents? Please show that you understand the needs of renters by voicing your support of this motion. We are voters, too.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <kennedy.stewart@vancouver.ca>

Date: 11/28/2018 4:38:45 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

Many of my friends have been heavily effected by renovictions; priced out of their homes or neighbourhoods and left with no place to go but out of this city. We need direct representation from our city councillors to ensure that the people's needs are met. Do the right thing and hold landlords accountable for their greed.

Please keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/27/2018 4:35:10 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

You can draw from your personal experience with renovictions or with renting in Vancouver, from the notes on this page (see the box below) or from the whereas clauses in the text of the motion to back up your support (eg. loss of affordable units, tenants security, homes before profits). It's important to put this in your own voice, but keep it short and simple. It shouldn't take you more than 5 minutes to write!

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/27/2018 11:40:53 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Email Mayor and Council

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/27/2018 11:05:25 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Email Mayor and Council

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/26/2018 10:23:44 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Email Mayor and Council

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/26/2018 9:42:47 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

PLEASE take more care of tenants and the beautiful communities that they've created in their homes by not allowing renovictions to continue. s.22(1) from a renoviction and keep hearing stories of so many others who have as well. Many of the people who had to leave the building s.22(1) and just had to move right out of the city altogether because they felt they could no longer afford to live here. What will this city become (or what has it already become) when everyone works so hard just to have a roof over their head and lives in fear that it might be torn away at any point? Lets not continue this culture of exhaustion and fear.

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 12/4/2018 2:13:59 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Please support Jean Swanson's initiative to protect long time renters from 'renovictions'. We are in a city of almost zero vacancy rate. Yet, s.22(1) there is a house across the street that has been empty for s.22(1) Now they keep the electricity on 24/7 to make like they have rented out. Yes I have reported them. s.22(1) has rented the recently sold house so as to rent it out as an AirBnB.

Please deal with these situations as well as helping those who've lived here and supported the city: don't let them be 'renovicted'!

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/26/2018 9:33:13 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from "Renovictions" and Aggressive Buy-Outs.

Since moving into the city s.22(1) effected by so-called "Renovictions." As a renter living in an older home, I live in monthly fear that I will be given notice myself. I know I am not alone in claiming that the wave of renovictions in this city is incredibly stressful and anxiety-producing! Please help protect what little moderately priced housing is left in this city!

Please support renters in Vancouver by voting in favour of this motion! Furthermore, please follow up on this with me with your decision.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/26/2018 8:04:37 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

Having lived in the neighborhood of Mt Pleasant for s.22(1), and now living in Riley Park, I am constantly aware of renovictions, or friends worried about their possibility.

The threat of renoviction that s.22(1) friends face has contributed to a broader sense of insecurity that prevents tenants from feeling rooted in civic life. If tenants believe city council doesn't have their back against the unfair practices of landlords, it contributes to a broader sense of insecurity that leads some to leave Vancouver altogether, at a great loss to the social and cultural fabric of the city. I have witnessed this loss in my communities. I believe it is necessary to allow tenants to foresee a future where they live, so they can contribute to their building, neighborhoods and communities.

I thereby believe that current protections are not enough: motion B10 is an essential step in the right direction.

Please keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/26/2018 5:40:46 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

As a long time Vancouver resident and renter, I am writing to express my support for Councillor Swanson's motion B10, to protect tenants from renovictions and aggressive buy-outs.

The UNDHR includes the right to housing as a basic human right. I was heartened to see so many of you discussing the importance of addressing the housing challenges during your election campaigns as it is my experience that the divide between those that have secure housing and those that do not is deepening. Councillor Swanson's motion is an opportunity to take supportive action to ensure more residents have the basic human right of housing security.

Thank you for your thoughtful consideration of this motion.
May our actions have good effect on current and future generations.

In peace,

s.22(1)

(unceded Coast Salish Territories)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/26/2018 5:29:58 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

There are many outstanding repairs in our home in the dtes, and we are scared to push him on doing them-- as it stands he has no incentive not to end our tennancy and raise the rent for a new tenant. s.22(1) and if we lose our housing here we could face homelessness.

Please show that you understand the needs of the renters in Vancouver by your support for this motion. Please do not amend the motion until it no longer carries weight, the city is watching and this won't fly.

Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/26/2018 5:19:36 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Email Mayor and Council

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Agressive Buy Outs.

Affordable housing has become a crisis in Vancouver. We need to protect our stock of affordable housing urgently as well as build more rentals especially for folks of low income levels, those on income assistance, and seniors.

Please show that you know the needs of the renters in Vancouver by your support of this motion.

Keep me informed by the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/26/2018 3:42:09 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council of Vancouver

My name is s.22(1) and I live in the West End of Vancouver which has experience more than its share of renovictions. I moved from s.22(1) ago and I was astonished by the lack of protection for tenants in BC particularly when it came to renovations and subsequent evictions. I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs. s.22(1) prior to my move to Vancouver.

The following I believe is a suitable arrangement by the RTA/LTB in Ontario that can be applied to Vancouver. Some landlords may use loopholes to circumvent the new legislation so I suggest the following and protections both of which are applied in Ontario:

"If a tenant is given a notice because of extensive repairs or renovations, the tenant can choose to move back into the rental unit after the repairs or renovations are complete. The rent must be the same as the rent before the tenancy was terminated. Before the tenant moves out, the tenant must inform the landlord in writing of their intent to re-occupy the rental unit. The tenant also has to keep the landlord informed in writing of any change in their address.

If the rental unit is located in a residential complex that contains at least five residential units and the tenant does not give the landlord a written notice stating that they want to move back after the repairs are completed, the landlord must give the tenant an amount equal to three months' rent or offer another rental unit that is acceptable to the tenant."

If the landlord for any reason has acted in bad faith such as:

- a) advertises the rental unit for rent;
- b) enters into a tenancy agreement in respect of the rental unit with someone other than the former tenant;
- c) advertises the rental unit, or the building that contains the rental unit, for sale;
- d) demolishes the rental unit or the building containing the rental unit; or
- e) takes any step to convert the rental unit, or the building containing the rental unit, to use for a purpose other than residential premises.

The following penalties will be applied by the RTA/LTB:

- a) a specified sum to the tenant for all or any portion of any increased rent that the former tenant has incurred or will incur for a one-year period after vacating the rental unit;
- b) reasonable out-of-pocket moving, storage and other like expenses that the former tenant has incurred or will incur;
- c) an order for abatement of rent;
- d) an administrative fine not exceeding the greater of \$25,000 and the monetary jurisdiction of the Small Claims Court; or,
- e) any other order that the LTB considers appropriate.

Vancouver cannot afford to lose affordable housing stock. Landlords cannot use renovations to a building as an excuse for profit. s.22(1), I fully understand the challenges of finding affordable rental housing especially in the downtown core.

My support goes out to the long-time tenants of the Berkeley Tower. The Berkeley Tower is an historic building as it was the first building over 10 stories in the West End to receive heritage status. Renovations to the 17-story apartment building could have been done to this building over regular time intervals since it was completed in 1958. Now that long-time tenants are facing evictions for these long over-due renovations, it should be done in a more humane and gradual manner by Reliance Properties.

In the "Georgia Straight" dated November 9, 2018, it was reported that there was new guidance for the Residential Tenancy Act stating that a tenancy may not be ended if "it is possible to carry out the renovations or repairs without ending the tenancy" including "if the tenant is willing to temporarily empty and vacate the unit during the renovations or repairs, and then move back in once they are complete". Although the Berkeley Tower tenants offered to accommodate the renovations at their own expense, Reliance Properties refused their offer and issued notices to end all tenancies instead. After the renovations, the tenants can choose to lease back the same units, but at future market rental rates anticipated to be considerably greater than current. This should not be allowed. Just as City Hall halted the Beedie development at 105 Keefer Street by refusing to pass the building permit, so should City Hall put the brakes on the planned renovation permits on Berkeley Towers by Reliance Properties or enforce the rental agreements and rents that were previously in place if the tenants indicate they intent to move back once renovations are complete (Ontario RTA/LTB).

There are lots of other aging apartment buildings in the West End that are or will be facing similar fates and other tenants facing eviction, we should use the Berkeley Tower as an example to both landlords and tenants that extensive renovations can be done with cooperation and accommodation by both parties. As Melodie Ma in the Georgia Straight wrote, "the Berkeley Tower decision publicly will send signals to the development industry and residents on the future of West End and how business will be done at city hall going forward". After developers ran City Hally for the last 10 years, is this how Vancouverites wish to continue? I thought we voted in the last municipal election for change.

Yours very truly,

s.22(1)



From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/26/2018 2:55:42 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Mayor and Council,

My name is s.22(1) and I am writing as a resident of Vancouver in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

I was born in Vancouver and since moving into my first apartment s.22(1) ago have been renovicted on s.22(1) separate occasions (as well as once due to a fixed-term lease loophole). My current residence, the s.22(1), has similarly been subject to aggressive tactics over the past few years encouraging tenants to move out so that apartments can be rented out at a higher rate.

I am s.22(1) old and like many of my friends and peers have trouble seeing a future for myself in Vancouver. It's hard to build a community when people are constantly being displaced, and it's impossible to build a home when you can't depend on your residence to survive into the next year. Furthermore, campaign promises to build "low-income housing" are pointless if the erosion of already-existing housing stock is left unregulated.

It is essential that you recognize these issues and the needs of renters like myself by voting in favour of Motion B10.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/26/2018 2:39:01 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1). I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

s.22(1), I have been a renter most of my life and have been the victim of a renoviction. I am extremely concerned about dwindling affordable units and the lack of security that many renters face. I voted for a progressive slate of candidates because I wanted to change the housing situation in Vancouver and I strongly believe that this motion is a good first step. It will help to stop most renovictions by strengthening the City's tenant relocation and protection policy and will pressure the Province to control rents between tenancies.

I urge you to support this motion and help make Vancouver an affordable place to live again. Please keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/26/2018 2:20:03 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

Loss of affordable units, lack of tenant security, and putting profits before homes all unacceptable situations.

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/26/2018 1:51:04 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

In the last s.22(1) I have been renovicted twice. This has meant each time I have looked for new housing I have had to significantly increase my rent. I am an artist and it is a major challenge for artists to work and keep there housing as there is very little chance of a high income for artists. This causes me deep concern for my community as I fear that we will loose all of the powerful voices due to them not being able to afford to live here. We can't afford to lose any affordable housing stock.

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 12/4/2018 12:35:45 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Email Mayor and Council

I love this city very much I would sacrifice anything and everything to stay here. I am close to tears over motion B10. I will be close to tears until your vote and probably after that.

I BEG you to stop the activities of raising house taxes and renovicting good, hard working and caring people. Friends of mine have already been affected by the rent hikes, s.22(1) working with homeless people. Not jobless but homeless.

This is my last chance. Vote for motion B10 or I will be forced to leave Vancouver, the city I am passionately in love with.

Hugs

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/26/2018 1:47:33 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Email Mayor and Council

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/26/2018 1:20:44 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1) I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

I have rented in Vancouver (West End) for s.22(1) in an older apartment. My rent has gone up 20% in that time, but similar rental apartments in the neighbourhood rent for considerably more now (\$1800, s.22(1)). The extremely low vacancy rate and high rents in my neighbourhood and throughout the city would make it costly and difficult if I needed to move, which I find worrying.

Please show that you understand the needs of the renters in Vancouver, who comprise half the population of the city, by your support for this motion.
Keep me informed of the decision on this motion.

Regards,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/26/2018 1:17:44 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Email Mayor and Council

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/25/2018 3:44:22 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Email Mayor and Council

It's time to seriously address the MISSING MIDDLE-- those people who are squeezed out of the real estate market. WE NEED THEM!!

They operate dry cleaning, restaurants, hardware stores, cobblers, shops of all kinds. What happens when the Middle has to move so far away there aren't even barristas to serve us coffee because they can't afford to live in the neighborhood?

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/25/2018 10:19:10 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor Kennedy Stewart and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B.10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

I am currently living in Mount Pleasant in the only rental unit I could afford in Vancouver when I moved here a few years ago. Recently the building has been bought by s.22(1) and is scheduled to be demolished in order to build luxury condos. What was once an area where people with lower incomes could afford to live is becoming elitist and unaffordable. The loss of affordable units is devastating for lower income earners in Vancouver. s.22(1)

s.22(1) I work downtown and it is important for me to live close to work. s.22(1) is an important cultural asset to Vancouver and I consider myself to be a cultural ambassador, living in the community that I am working to inspire is imperative to my work. I don't know where I will be able to afford to live once the renoviction goes through. As high end condos go up all around me I cannot find anywhere in my area that is available in my price range.

I support the Motion B.10 to end renovictions in Vancouver. I understand the need for more units in response to the housing demand but not at the cost of the new units becoming out of the price range of those that already live here.

Please keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/24/2018 7:05:53 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor Stewart

I voted for you in good faith because I believe that you sincerely care about the housing crisis in Vancouver. The gentrification of the West End can offer nothing but profit to those whose purses are already full. Think sustainability and community. There is no other neighborhood like the West End anywhere in North America with such density that I am aware of. I fully support this bill that would stop the elite developing for the elite in this beautiful city we call home and Vancouver.

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/24/2018 4:41:24 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver, and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

Displacement through renovictions and buy-outs cause incredible harm to Vancouver residents and the city's communities. s.22(1)

s.22(1)

s.22(1) Without confidence in stable, ongoing shelter our city erodes community belonging, trust in the system, and the ability of individuals to grow and succeed. For a city and its people to flourish, there must first be security for the basic human right to homes.

It would be an amazing start to your new term with the City if you could please show that you understand the needs of Vancouver's renters and show your support for this motion.

Sincerely,

s.22(1)

Grandview Woodland, Vancouver

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/18/2018 7:28:31 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

RE: I Fully Support Bill 10

My name is s.22(1) and I am a longtime resident of Vancouver writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

I have almost no more friends left in the city; they've all had to move out of the city because they couldn't afford the rent here after being reno-evicted from affordable homes. I am worried I'll be next. After s.22(1) here, I live in constant stress that the building in which I rent will be bought out by the too-familiar aggressive investor which cares nothing of my interests or ability to sustain an affordable life here.

I know that other districts and cities in the Lower Mainland are considering actually subsidizing housing for s.22(1) because the situation is so bad. It is so sad to me that I live in a place so sold out to big investors that the city sees a future that can't even house its taxpayer-paid s.22(1)

s.22(1) Not a place for children, not a place most good people want to live in.

Please - support this Motion that says you respect the needs we shouted for in the recent election, Homes before Profits!

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/18/2018 8:32:13 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1) I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

I have been a renter for the entire s.22(1) I've been living in Vancouver and long ago gave up the idea that I might own my own home one day. One of the greatest benefits of owning a home is a sense of security that my home would always be there for me. I would like to find that same security as a tenant working and living in Vancouver. I have been extremely fortunate to have rented apartments with decent landlords, however the stress of never knowing if this could change makes it even more difficult to enjoy living in this already challenging city. I don't want to leave Vancouver, yet I have given some serious consideration to do just that in order to attain some peace of mind with my residence. In fact, I'm in s.22(1) right now contemplating the pros and cons of leaving beautiful Vancouver for the sense of security I may find here. Please help me remain a content resident of Vancouver!

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/17/2018 10:48:30 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

USE THIS TEMPLATE TO WRITE YOUR OWN LETTER

1) Opening:

Dear Mayor and Council,

My name is [your full name], I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

2) Body:

You can draw from your personal experience with renovictions or with renting in Vancouver, from the notes on this page (see the box below) or from the whereas clauses in the text of the motion to back up your support (eg. loss of affordable units, tenants security, homes before profits). It's important to put this in your own voice, but keep it short and simple. It shouldn't take you more than 5 minutes to write!

3) Sign off:

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

[your full name and address]

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 12/4/2018 11:13:56 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

I am a resident of Vancouver living in the the city's affordable rental housing stock and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs. I urge you to pass this motion without changes or amendments that will dilute it's goals and purposes.

As a tenant, I am not presently facing a Renoviction but a Demoviction from my home of s.22(1). Motion B10 mentions the Tenant Relocation and Protection Policy (TRPP) and many speakers at the Nov. 27th & 28th public hearing spoke about expanding it to those not it's presently available. However having already been offered the policy along with other affected tenants of the proposed development, many of us have discovered that the CoV's own version of the TRPP is inadequate and does little to relieve the costs and stress caused by a demoviction during a severe rental housing shortage. Although some of the benefits received through the policy are helpful, the replacement units offered so far have been much smaller and considerably more expensive than what we presently have or they're in an undesirable area.

I've been told by TRPP reps, to find something close in monthly rent to what I'm paying now, s.22(1) from the important connections I have developed over the years in Vancouver. The other issue has been the possibly of losing our three relocation options if we refuse the 1st offer due to the above mentioned issues. This does not sound like the CoV's TRPP as quoted in the documents found in the links below.

"The City of Vancouver will work with existing tenants on site to ensure appropriate relocation to alternative housing that meets individual needs."

Clark-Drive-East-1st-Newsletter.pdf

Community Meeting Question and Answer - June 7, 2018.pdf

"Units should be of a comparable unit type"

Increased Protection for Renters - Tenant Relocation and Protection Policy and Associated Guidelines • Current Tenant Relocation provisions under Rate of Change Guidelines (P.10)

<https://council.vancouver.ca/20151210/documents/ptec4.pdf>

Sample Tenant Relocation Plan - tenant-relocation-plan-example

<https://vancouver.ca/files/cov/tenant-relocation-plan-example.pdf>

"Below is a variety of information and assistance measures we are putting in place for the current tenants in order to fulfill requirements of the City of Vancouver's Rate of Change Guidelines and to fulfill our corporate belief of upholding a positive tenant-landlord relationship."

"Alternate Accommodation Assistance"

"The tenants, if requested, will be assisted in finding three comparable units in Vancouver that fit as closely to their current accommodation as possible; at least one of the comparable units will be in the same neighbourhood. For existing tenants requesting assistance in finding alternate accommodation, we will provide a comparable option that rents for no more than 10% above current rent levels, unless otherwise agreed to by the tenant. If desired, tenants can provide their accommodation specifications and the designated tenant relocation manager/coordinator will

actively search out vacant units that match the requirements."

Another significant issue after we do eventually move into new rental accommodations, we may very well be soon be faced with a renoviction crisis or another demoviction all over again. So passing Motion B10 with significant amendments to improve the TRPP for all tenants suffering in this toxic rental environment is essential.

On a final note, I've copied below a link to an insightful article and two quoted portions from it that can be found by scrolling half-way down the page. I draw your attention to these two policy ideas because I feel they better address the issues and challenges of very long term tenants like myself than anything implemented so far by the City of Vancouver or the BC Gov't. Similar rent-freeze policies have been suggested by others as a necessary and humane step in addressing the harms done to so many Vancouver tenants . Perhaps these can be enacted by the City of Vancouver in the very near future.

An Idea for Housing Affordability | Vancouvermarket.ca • June 11, 2015

<http://www.vancouvermarket.ca/2015/06/11/an-idea-for-housing-affordability-yes-it-involves-density/>

"Protection of existing tenants: The only way densification can work is if existing renters and apartment neighbourhoods support the policies that will be required to facilitate it. Existing tenants in affected buildings could be offered unchanged rents in the new or renovated buildings with an option for a buy-out to be offered if the tenant moves on. This could be regulated by the City."

"Rent Maximums: Ensure that only new tenants can be charged market rents, existing tenants that wish to stay are allowed to do so at their previous rent level. In many cases, the additional density will more than offset these rents."

Thank you,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/17/2018 10:06:14 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

USE THIS TEMPLATE TO WRITE YOUR OWN LETTER

1) Opening:

Dear Mayor and Council,

My name is [your full name], I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

2) Body:

You can draw from your personal experience with renovictions or with renting in Vancouver, from the notes on this page (see the box below) or from the whereas clauses in the text of the motion to back up your support (eg. loss of affordable units, tenants security, homes before profits). It's important to put this in your own voice, but keep it short and simple. It shouldn't take you more than 5 minutes to write!

3) Sign off:

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

[your full name and address]

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/14/2018 8:46:26 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

I have lived in Vancouver for s.22(1) and consider this wonderful city home. However, I am constantly in a state of heightened stress when it comes to housing. s.22(1),

s.22(1)
s.22(1). I have no savings to get me through a rough patch in the event of eviction. We live in constant fear of renoviction. We fear reporting structural damage to the house in case the landlord decides to renovict us. I have many friends who have been renovicted or live in unsafe conditions for fear of renoviction. One of those friends has s.22(1), and black mold in the bathroom.

One of the realities of living with roommates (out of economic necessity) is that roommates move out. Every time a roommate moves out (and it happens at least once per year in a 4 person house) the rest of us are at the complete mercy of our landlord. We don't know if we will be homeless in a month, if the landlord chooses to raise the rent on our new contract, as they can raise it by whatever amount they choose. Rent control between tenancies, and rent that is tied to the unit, not the occupant, is absolutely essential in giving renters housing security. I ask you, are you prepared to move with a month's notice? Do you think you could find a place for s.22(1)
This needs to stop.

Housing is a human right, and something needs to be done to stop the developer greed and actual, measurable harm to Vancouver renters.

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/13/2018 10:44:43 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

USE THIS TEMPLATE TO WRITE YOUR OWN LETTER

1) Opening:

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

s.22(1)
s.22(1) leases in order to jack up the rent to luxury prices even though all members of the building have expressed a willingness to accommodate the renovations in any way possible. The rental market is very unfriendly and there is basically a 0% vacancy rate which really limits our options to relocate . Moreover, there are plenty of people on fixed incomes who will be faced with incredibly hard choices and even homelessness if evicted . It breaks my heart to see the diverse character of places such as the West End be broken apart by these renovictions only to be replaced with the wealthy or even worse , great apartments lying empty rented to those who barely use them . As a s.22(1) it's increasingly hard to afford a a place to live in Vancouver and it's imperative I live close to the city while progressing my career. These renovictions often prey on good, long term tenants who have done nothing but keep their leases for a long time and now they are faced with losing their. Something has to be done to ease the rental crisis in Vancouver . Purchasing a house or condo in Vancouver in increasingly impossible - a recent article suggested an income of 100,000/ year still isn't enough to buy property for the first time so many Vancouverites are forced to rent indefinitely . Add renovictions to this mess and you are left with a population that cannot afford to live in this beautiful city . I see more and more businesses closing because they cannot find staff to work minimum wage jobs . Hospitality and tourism make up a large part of the Vancouvers economy it is imperative that the people who work these minimum wage jobs are able to afford to live near their place of work . How can a city function if contributing members of society cannot afford to live there ??!

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/13/2018 6:56:17 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1). I am a resident of a Class B Heritage Building on Vancouver's westside and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

In short - s.22(1)

s.22(1)

s.22(1)

Despite this ruling by the RTB, my landlord continued to try to fully move me out of my suite, offering a 'moving and storage fee' when I surrendered my keys. You can see the full Global News story here, along with another tenants story who lives in a property also owned by the same landlord - <https://globalnews.ca/search/renoviction>

It is now November 2018. No repairs have been done to my suite, and the landlord is now trying to increase my rent.

This landlord has lost 3 separate cases to date regarding 'renovictions' with the RTB, and is also being sued by one of the tenants who took them to arbitration and won. According to the landlord, 'it's not personal, it's business'. I have been a resident in my building for over s.22(1), the other tenants also affected by this landlord have also been tenants in their suites for many years. In my opinion, the objective is clear and it is time for this city and this council to put people before profits.

Please show that you understand the needs of the renters in Vancouver by your support for this motion. No reliable tenant should ever have to fight for their home.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/13/2018 3:54:42 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is Alison Bosley, I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

I have been a resident of Vancouver for s.22(1). Within the last s.22(1), I have been living in the same apartment in the Cedar Cottage neighbourhood. While the building is certainly older, it is comfortable for myself and my roommate. My overall quality of life has significantly improved because I have been able to make this space my home. While my landlords are very respectful and judicious about raising the rent, my number one fear is facing renoviction. Renovictions weaken neighbourhoods and that landlords are still able to renovict tenants in such a way takes a significant toll on an individuals health and wellbeing.

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/13/2018 2:05:46 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Burnaby (formerly a resident of Vancouver), and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

My current neighbourhood in North Burnaby is experiencing a large increase in luxury suites, a drastic decrease in affordable rentals in favour of market housing, and the beginning stages of a "food desert" (there are little to no options for affordable, accessible groceries near SkyTrain stations or other busy transit areas, for those of us who rely on public transit). What used to be an affordable neighbourhood is now a space where gentrification, renovictions, and profit-motivations run rampant. This is not unique to Burnaby - evicting tenants and flipping rentals into luxury suites to charge more rent is disenfranchising people across the Lower Mainland from finding safe, accessible, and affordable housing, especially in Vancouver.

Please show that you understand the needs of the renters in Vancouver, and other cities across the Lower Mainland, by your support for this motion. My hope is that the passing of this motion not only starts to create more affordable rentals in Vancouver, but that it inspires cities like Burnaby to take similar measures so that all renters can feel safe and secure in their housing.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/13/2018 9:04:01 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

I was born and raised in this city and have watched my family, friends and peers be pushed further and further out of the communities they worked diligently to cultivate and preserve. The housing precarity in this city needs to be addressed. Its focus on profit instead of wellbeing is deeply disturbing. Housing needs to be a priority and guarantee.

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/13/2018 8:58:32 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council Members,

Re: Motion 10B

s.22(1)

We have built our life around our home!
We do not own a car. We walk to work, for groceries, everything.

s.22(1)

If you allow s.22(1) to obtain permits to renovate 58 units into 52 luxury apartments you will compromise the morale of the entire city.

On October 20th, Vancouver voted for affordable housing.
If you pass the s.22(1) development permit you will undermine the electoral system and rob the people of their voice.

s.22(1) should renovate for the safety of the building not luxury and greed.

I ask you to withhold permits until all facts have been reviewed in depth and disallow all future evictions for renovations.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/13/2018 8:13:41 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver's West End since s.22(1) back and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

At the moment I got a stable housing situation, but as I look around my neighbourhood it is clear that if I ever want to move into my own place (which I very much would like to do as I now got a stable source of income), I would have to leave for other parts of the City if not the suburbs. Aggressive use of renovictions by landlords are central to creating these conditions and I was therefore thrilled to read bout Motion B10.

I very much hope that you understand the needs of the renters in Vancouver and show it by your support for this motion.

Please keep me informed of the decision on this motion.

Best regards,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/13/2018 8:10:34 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

Having been renovicted myself in the past and s.22(1) this issue is one that I find deeply concerning and in need of immediate action. There is an increasing loss of affordable rental units across the lower mainland leaving fewer places to turn to. We need homes before profit above anything else, and more tenant security.

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 12/4/2018 10:27:33 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

I am writing in support of "Jean Swanson's motion B10: "Protecting tenants from Renovictions and Aggressive Buy-outs" - please vote yes to this motion at council tonight. Renters need protection against profit-driven corporate landlords who "renovict" to raise rents, not materially improve living conditions of the current tenants. s.22(1) with Stop Demovictions Burnaby as well as a s.22(1) the TRAC tenant info hotline, and have come across hundreds of tenants who live in anxiety and fear over potential impending renovictions. If this motion passes, it will be goals for the City of Burnaby to adopt as well. It is really common for tenants to avoid asking for repairs (their legal right!) because they live in fear of renoviction - this gross injustice must be eradicated.

Thanks,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/13/2018 7:38:09 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

For all the social justice reasons of a concerned citizen, and for all the reasons that are common sense for a healthy, thriving city, I support Motion B10. Vancouver prides itself on being a creative city, but how are artists, musicians, writers, and other members of a long-standing creative community going to be able to pay these unaffordable rents once they are renovicted? So many of the amazing artists I know have moved away from Vancouver because they simply cannot afford to live and work here any longer. To nuture a cultural community means more than just building a shinier art school and having murals painted on buildings we cannot afford to live in anymore, we need some kind of foundational support and protection, and this motion is one of many steps that would really help keep this city as vibrant, diverse, and culturally important as it claims itself to be.

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/13/2018 1:55:33 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Hi,

I live in East Vancouver and I am a member of the Vancouver Tenants Union. I care about the future of tenants, like myself, being able to afford to live and thrive in Vancouver and that is why I want to see vacancy control and a ban on renoviction in Vancouver. I support Motion B10.

The city talks about "building new rentals" as a solution to the affordability crisis. This is only part of the issue. What the city must do, if it really cares about addressing the housing crisis, is protect existing affordable rentals. It is because of the negligence and collusion with big money of the former city council that predatory developers and landlords have been able to use slimy tactics like illegal evictions, renovictions and demovictions to destroy and displace communities from their homes. There's no reason to evict a tenant if they are willing to accomodate renovations. This motion won't stop landlords from making legitimate repairs, it will stop profit motivated evictions!

If passed, Motion 10B it will stop most renovictions in Vancouver by strengthening the City's Tenant Relocation and Protection policy. The motion also aims to remove the incentive to renovict Province-wide by pressuring the Province to control rents between tenancies!

Despite having stable but heartbreaking full time work s.22(1)

s.22(1) and been unable to afford any rentals on the market. This sense of housing instability and anxiety effects all aspects of your life - work, school, personal life and mental well being.

s.22(1), I have had to witness the anxiety, depression, grief and loss my fellow tenants experience when torn from their homes. For the most vulnerable among us, this could mean homelessness or even death. The life expectancy of someone who is homeless is significantly lower than the average persons with a home and the likelihood of death by accidental overdose notably increases post eviction.

I believe that we all need to tap into our humanity and recognize the tragedy of displacing communities in truly affordable rental housing and replacing it with a cold luxury condo buildings that the average person could never imagine affording or be welcomed into. This is not the future I want for Vancouver.

I urge this council to vote for the full resolution B10. We elected this government on a platform of addressing affordability in Vancouver and tenants intend to hold this council accountable to those promises.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/12/2018 8:57:38 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

I live in Kitsilano and I am aware that some of my neighbours are affected by renovictions. They are workers, people with disabilities, and retirees that are suffering a housing crisis and some of them are in risk to become homeless people. How can a city like Vancouver permit that? Renters deserve to be protected by their authorities. I participated in the last electoral campaign to have the best local government to solve the housing problem, and this is the moment to fulfill with actions all the promises made during the electoral period. We need to stop renovictios, we have to stop renovictions in Vancouver.

Motion B10 stablishes measures that protect renters from renovictions. This motion strenghthens the City Hall to control vacancies and regulates the relationship between landlords and tenants. In addition, this motion introduces some actions that can help to clarify what is happening with the current housing emergency. For all the above reasons, I support this motion and I ask you consider its approval.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/12/2018 6:39:05 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

I have moved back to Vancouver after living s.22(1) and am appalled at the housing situation in this city. I am a s.22(1) who earns above the average income and still struggle to afford a one-bedroom apartment to rent s.22(1) living in the city. Because of my rent, I have had to forfeit many activities that I used to do when living out s.22(1) to help with my self-care and mental and physical health - s.22(1) s.22(1). I have been nervous to ask my landlord to fix things in my unit, in case he decides I am not a "desirable" tenant anymore.

Additionally, in the time since moving home, I have known several friends face and try to fight renoviction, without having the ability to find other affordable housing. Friends who also are fully employed and earn above the average income for a Vancouverite. I can't even imagine what the mental, psychological and physical toll must be like for folks who earn less, have to factor in non-negotiable costs, like childcare, and live in constant worry about the security of their homes.

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 11/12/2018 6:38:09 PM
Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and a tenant and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

Runaway inequality aided and abetted by the greed and avarice of Developer-beholden, for-market, for-profit controlled non-public non-affordable housing, hobby projects to accrue wealth for the wealthy and those accomplices on their payroll, has destroyed the social, cultural and economic fabric of vast tracts of our city. I see it everyday in every way in the heart of the West End where community members find moments of solace and connection in our lived experience of scraping by with the newest injustice, understanding of how City Council and all levels of government have previously served the wealthy, thereby deprioritizing the many including the most vulnerable, marginalized, renters, tenants, among them.

I was kept awake during my prior tenancy in seeing how the seniors and those with mobility and access needs in our building block were being systematically targeted and forced out due to a "faulty" elevator that didn't function for 3 months. I had no idea what to do at the time other than provide emotional support and offer to carry up groceries and bags. That apartment tower in the West End is still owned and operated by a negligent slum lord already proven to have forced tenants out of their homes through renovations in the North shore. When an active and aware senior approached the NDP MLA's office with their concerns, they were gaslighted and told, "renovations don't happen in the West End." How disgraceful and laughable to any awake person, anyone who has experienced firsthand or through loved ones, family, friends, community members the harsh reality of housing precarity at the hands of landlords who act with impunity thanks to the inaction and complicity of non-enforcement and non-protection of us tenants. It was Jean Swanson who informed me that not having an operable elevator for over 3 months in a 12 story block was illegal and who took it upon herself to call City Hall to have the request for investigation and repair after which I followed up. I was initially embarrassed I hadn't informed myself of our tenants rights as it was before the VTU existed.

Nevertheless many knew in our block including those seniors still left, s.22(1) with aid of others, knowingly didn't complain due to fear of being found out and forced out sooner as many others had under pretence of having washroom unit upgrades. That wave of embarrassment quickly gave way to outrage, rather placing the blame where it ought to lay - at the feet of rentier class, drive-by developers and slum lords levelling the damn near entire West End - ashamed that this type of willful negligence forcing so many into inhumane undignified conditions under a cloak of a deeply depressing state of silence save for outlets like that of the VTU and advocates like Jean Swanson and tenants organizing themselves, happens at large across this city of great wealth. Something can and must be done to halt this. A friend s.22(1) relayed if the majority of people only knew how the waiting lists for the highly limited number of social housing units available operated, how few there were and how many more were needed, they would immediate protest and occupy their politicians' offices, demanding something be done about this red tape diversionary tactic. We need affordable quality housing and we need it now. There's a housing emergency in Vancouver and taking action by banning renovations is but one vital piece of an overall strategy to tackle the scale and scope of this situation we are faced with.

It is my hope that you reflect the interests of all Vancouverites and our communities by understanding the needs of renters and all those most economically vulnerable to the fallout of the predations of market-controlled housing in providing your support for this motion. Please keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/12/2018 5:10:30 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

s.22(1) Recently my building was sold to s.22(1) and came under the management of s.22(1). Within a month of new ownership I received a renovation letter warning eviction notices would soon follow. Their reason for eviction is due to the need for repairs and maintenance. The building is old but is in good livable condition. I do not agree that the proposed repairs should require me to move out and lose my home.

I believe you will receive many letters like mine regarding the impact that renovctions are having on the residents of the this city. I first moved to Vancovuer for s.22(1) and later began my career s.22(1)

s.22(1). I fear that if I lose my apartment I will not be able to find a place to live that offers affordable housing at a reasonable price and distance to the studios I work for in Vancouver. In fact, many s.22(1) here in Vancouver are starting to weigh there options and move work to other provinces such as Quebec based on a number of factors, one being the high cost of rent and the shortage of employees to fill positions. s.22(1) are very nimble and are happy to leave a city if they find that it makes financial sense.

I love my home, my city and my career. I fear that all of those things are in jeopardy right now as the housing crisis in Vancouver worsens. Please consider my letter and the many more you will receive and do what's good for the residents and future of Vancouver.

Pass Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs!

Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/12/2018 4:29:09 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

USE THIS TEMPLATE TO WRITE YOUR OWN LETTER

1) Opening:

Dear Mayor and Council,

My name is [your full name], I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

2) Body:

You can draw from your personal experience with renovictions or with renting in Vancouver, from the notes on this page (see the box below) or from the whereas clauses in the text of the motion to back up your support (eg. loss of affordable units, tenants security, homes before profits). It's important to put this in your own voice, but keep it short and simple. It shouldn't take you more than 5 minutes to write!

3) Sign off:

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

[your full name and address]

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/12/2018 3:32:42 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

s.22(1) to find a new place to live which was nearly impossible since all the places to live are just sitting empty or are still airbnb. We can't even own a pet to make life a little less miserable thanks to the landlord parasites who control this city. Either do something to reign in the owning class or the people will, and it will be much harsher than a tax. As long as landlords exist they will automatically have more power than tenants.

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/12/2018 2:22:33 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/12/2018 2:21:57 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

I have lived in Vancouver for over s.22(1) and have had many friends who create community in this city fall as victims to Renovictions. I am using my voice to tell you that we as people in a city that is very expensive deserve rights and we deserve to have rights. Thank you for taking the time to consider

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 12/4/2018 10:26:43 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Email Mayor and Council

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/12/2018 9:35:44 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

USE THIS TEMPLATE TO WRITE YOUR OWN LETTER

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

s.22(1)
s.22(1) I see so many young people struggling to find affordable rent in this city and when they do they're often told it's temporary. A friend has just been told she's being renovicted this week. It's exhausting for anyone just getting by. If we want to maintain a thriving and diverse city we need to keep it affordable for everyone.

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/12/2018 9:12:52 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

USE THIS TEMPLATE TO WRITE YOUR OWN LETTER

1) Opening:

Dear Mayor and Council,

My name is [your full name], I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

2) Body:

You can draw from your personal experience with renovictions or with renting in Vancouver, from the notes on this page (see the box below) or from the whereas clauses in the text of the motion to back up your support (eg. loss of affordable units, tenants security, homes before profits). It's important to put this in your own voice, but keep it short and simple. It shouldn't take you more than 5 minutes to write!

3) Sign off:

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

[your full name and address]

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/12/2018 9:07:57 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a renting resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

As a renter, s.22(1), and then all of us will need to look for a place to live. This is a terrifying reality. Every renoviction makes housing more and more scarce, more and more expensive. s.22(1). We have to put up with every thing my landlord throws at us-- he takes forever to fix things. He doesn't fulfill his promises. But what can we do? We aren't in the driver's seat. We are lucky to even have a home at this point. That's what we've come to.

While I am a professional, making a good wage, currently things are already tight as half my wage goes to rent. I should note at s.22(1). Everyone who is renting is vulnerable. I'm already stretched. I'm terrified of my situation and already planning out what will I do? Will I have to leave Vancouver? It seems inevitable that I might-- I simply cannot afford a luxury condo.

s.22(1). It's interesting to appreciate how close I am to line. Please please please for the love of God, pass Motion 10B. The generation below me, I don't even know what they will do. This is becoming a third world situation in a city that has money. There is no need.

Please show that you care about renters in Vancouver -- by your support for this motion. Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/12/2018 8:58:38 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1) and I love this city. I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

I've been renovicted s.22(1). It makes you resilient to change. But it also makes your attachment to your community bit more tenuous. not only have I spent the last s.22(1) in the city working here but I've s.22(1). We are at a paradigm shift in Vancouver and Canadian culture where we are moving from a city of homeowners to a city of renter's. If we're too listen to the ideals of democracy then we must shift power from landowners to the majority who are renters. that is the only way to sustainably grow a city where renting is the primary means of residence.

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/11/2018 11:21:18 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I work and live in Vancouver, and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

The city of Vancouver has an obligation to address the growing lack of affordable housing available to residents (especially poor and marginalized ones). Everyone has the right to a safe and non-precarious place to live, and this must be prioritized over profits. I am a s.22(1) who moved to Vancouver to work s.22(1). I have observed many of my peers lose their homes in profit-motivated renovictions, and seen increasing numbers of young artists, students, and other contributors to local culture and community leave this city in favour of more affordable and secure situations.

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/11/2018 3:51:46 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1). I live in Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

I've known countless people who have been renovicted, and it's a heartbreaking experience. We need to protect the little affordable housing stock we have left in this city - it's a crucial prong to increasing access to affordable housing. We need to keep landlords accountable. Housing is a human right.

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

I'll be following the matter closely.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/11/2018 3:33:29 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of s.22(1) and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

I am tired of the degradation of Vancouver's standard of living. Predatory Landlords are one of the most easily addressable problems we have right now and yet although the last mayor said Vancouver housing was important to him the housing crisis got worse under his tenure. Are you going to further increase the problem or finally be one who is going to help Vancouver renters ?

Please help with the needs of the renters in Vancouver by your support for this motion.
Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/11/2018 9:42:38 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

USE THIS TEMPLATE TO WRITE YOUR OWN LETTER

1) Opening:

Dear Mayor and Council,

My name is [your full name], I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

2) Body:

You can draw from your personal experience with renovictions or with renting in Vancouver, from the notes on this page (see the box below) or from the whereas clauses in the text of the motion to back up your support (eg. loss of affordable units, tenants security, homes before profits). It's important to put this in your own voice, but keep it short and simple. It shouldn't take you more than 5 minutes to write!

3) Sign off:

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

[your full name and address]

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/11/2018 9:29:49 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

Vancouver is in the midst of a housing crisis that is shameful. We are, in theory, a world-class city, and yet we have a huge homeless population, we are losing young people in droves as they're priced out of the city, and on my bike to work I see people living out of camper vans because they can't afford to live here despite being gainfully employed.

I entreat you to build protections for tenants that will stop landlords from evicting tenants and flipping rentals into luxury suites to charge more rent. We don't need more luxury suites, we need to maintain the affordable housing stock we have and increase it significantly. We need to prioritize renters (who are responsible for far more votes than landlords ever will be) over already rich landlords getting richer.

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Thank you,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/11/2018 6:49:57 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

Stop landlords being able to evict tenants just for more money. Housing is a basic human right. Not everything has to have a dollar value. We have a housing emergency in Vancouver. Noone is there to stand up for the poor. Rich landlords are able to take advantage of tenants' ignorance of their own rights. Do something for the underdog. Don't make the rich richer at the expense of the poor.

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 12/3/2018 7:54:36 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1). I am a resident of Vancouver's West End.

s.22(1) the exact type of company that Vancouver claims to want to attract. Beyond the normal challenges of starting a business, Vancouver's outrageous rental rates add another layer of difficulty. Young talent is being squeezed out of the city, and I don't blame them. The "affordable" benchmark set by the city of \$1,750 would take up nearly half the salary of a junior employee. And that is for a measly one-bedroom apartment. Mature employees who want to start families are simply unable to do so in this real estate market.

The city is in a **CRISIS**. The long-term damage to the city's social and economic fabric will be felt for a generation. **Bold** action to address this crisis is needed.

Please, serve the people that elected you and pass Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

Thank you!

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/10/2018 9:06:08 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1). I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

I live in Fairview. This summer I saw a large, vibrant rental apartment building full of students and young people fall prey to renovictions. In a city with such a low rental vacancy rate, and such a high level of homelessness, it's outrageous that any perfectly habitable building should stand empty.

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/10/2018 12:30:29 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

I love this city and it has been hard to see so many of my friends and neighbours have to leave. They have given up on this city and couldn't manage to raise families with these prices. They are taking the culture and vibrancy of the city with them.

Even my own housing situation is becoming increasingly threatened. As outstanding repairs pile up and the need for renovations increases I am very interested in expanding the tenant relocation policy and ensuring my right to accomodate such renovations and repairs while returning to my unit without a massive rent increase.

The city doesn't need another bureaucrat to manage the renter's demands. Instead we need real action as proposed in motions 10 and 4.

Please show that you understand the needs of the renters in Vancouver by your support for these motions.

Keep me informed of any decision in their regard.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/9/2018 4:13:16 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

USE THIS TEMPLATE TO WRITE YOUR OWN LETTER

1) Opening:

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

2) Body:

You can draw from your personal experience with renovictions or with renting in Vancouver or from the whereas clauses in the text of the motion to back up your support for the motion (eg. loss of affordable units, tenants security, homes before profits). It's important to put this in your own voice, but keep it short and simple. It shouldn't take you more than 5 minutes to write!

3) Sign off:

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/9/2018 3:56:05 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

s.22(1). It's taken me too long to suddenly realize that this is actually against the tenants rights. s.22(1)

s.22(1). My present situation, of which I really didn't have a choice of where to live, is a pretty horrendous situation. I definitely have no rights where I live...and they're doing it again. I know of 2 people who are saving up to buy a van to live in. Is this what the most beautiful city in the world is all about?

I do understand the needs of the renters in Vancouver by supporting this motion B10. Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 12/3/2018 2:31:16 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and council :

Please pass Motion 10B.. it's time to end this..people have no where to go and this city is for everyone not just developers and landlords (greedy ones). Live and let live, please!

I know many people in thier 20 's and 30's and 40's who live in substandard housing. Noise, mould, no repairs. These are people who work hard, don't always have cars and use public transport. They are good citizens and want to live a purposeful life.. seniors on limited income can't always find a new place to live and these are people who contributed in many ways to this city. Everyone deserves to have a decent and affordable home and eat as well..

This is a huge issue, we don't need any more homeless in Vancouver, we are pretty full already.. please keep me informed on your decision.. many thanks

Thank you all,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 12/3/2018 11:02:16 AM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Councillors,

As a recent home owner, I fully support elected council Jean Swanson's Motion 10B to help prevent Vancouverites from being the target of "renovictions".

I was once the victim of such practice, I was blind sighted and it impacted my life for months, having to rent a storage unit and "couch surfing", until a good amount of luck helped me find availability in a housing coop.

Those years in a rent controlled apartment allowed me the financial stability to plan and save until I bought in a challenging real estate market.

I truly believe Motion 10B could help many residents of your city by positively impacting their lives without negating the rights of rental property owners to increase rents as inflation or operating costs or repairs as required.

I would appreciate being kept informed of your decision.

Regards,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 12/4/2018 2:39:30 PM

Subject: Please Support Motion B10 to Protect Tenants from Renovictions

Dear Mayor and Council,

My name is s.22(1), I am a resident of Vancouver and I am writing in support of Motion B10 Protecting Tenants from Renovictions and Aggressive Buy-Outs.

Please show that you understand the needs of the renters in Vancouver by your support for this motion.

Keep me informed of the decision on this motion.

Sincerely,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 11/27/2018 3:56:31 PM

Subject: please support Motion B10

Dear Mayor Stewart,

I am a resident of Vancouver s.22(1). I live off Commercial Drive.

I am writing to ask you to vote for Motion B10 in its entirety. I have seen too many friends forced out of their homes and neighbourhoods due to renovations. We need real protection for tenants and we need it in every neighbourhood and type of housing. *We also need the city to push for* provincial vacancy control, which is such a simple and clear way to combat rising poverty, maintain affordable housing stock, and fight renovations.

You ran on affordability. Please show us that you meant it and vote for Motion B10 in its entirety.

Thank you for listening.

Best,

s.22(1)

From: s.22(1)

To: ["Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>](mailto:Rebecca.Bligh@vancouver.ca)
["Boyle, Christine" <Christine.Boyle@vancouver.ca>](mailto:Christine.Boyle@vancouver.ca)
["Carr, Adriane" <Adriane.Carr@vancouver.ca>](mailto:Adriane.Carr@vancouver.ca)
["De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>](mailto:Melissa.DeGenova@vancouver.ca)
["Dominato, Lisa" <Lisa.Dominato@vancouver.ca>](mailto:Lisa.Dominato@vancouver.ca)
["Fry, Pete" <Pete.Fry@vancouver.ca>](mailto:Pete.Fry@vancouver.ca)
["Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>](mailto:Colleen.Hardwick@vancouver.ca)
["Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>](mailto:Sarah.Kirby-Yung@vancouver.ca)
["Swanson, Jean" <Jean.Swanson@vancouver.ca>](mailto:Jean.Swanson@vancouver.ca)
["Wiebe, Michael" <Michael.Wiebe@vancouver.ca>](mailto:Michael.Wiebe@vancouver.ca)
["Fung, Davin" <Davin.Fung@vancouver.ca>](mailto:Davin.Fung@vancouver.ca)
["Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>](mailto:Kennedy.Stewart@vancouver.ca)

Date: 12/1/2018 4:02:23 PM

Subject: Re: Motion B6 & Motion B7

Attachments: Motions B6 & B7.pdf

December 1, 2018

Mayor & City Council
City of Vancouver
453 W. 12th Avenue
Vancouver, BC
V5Y 1V4

Dear Mayor Stewart and City Councillors,

Re: Motion B6 & Motion B7

The City of Vancouver needs to take stronger measures to reduce poverty and end homelessness in this city. I call upon you to vote yes on Motions B6 & Motion B7.

With a homeless count of 2181, the City of Vancouver needs to declare a moratorium on homelessness. 600 units of more modular is the right place to start. The modular sites at Terminal, Marpole, and Franklin were under utilized. Double the units could have been built on those sites. With the Province pitching in \$291 million in capital funding and \$216 million in operating costs, we should make it a priority to house the homeless in Vancouver. I also, believe the VPD budget could be significantly be reduced to fund housing. Living in the DTES I see a lot effort used to harass the homeless instead of housing them. The impact of homelessness costs the city millions in policing, street cleaning, outreach programs and the funding of shelters. It is cheaper to give people housing. On average it costs a shelter \$2100 a month just to house one person.

I support the ABC Plan for an Accountable, Bold, and Comprehensive Poverty Reduction Plan for British Columbia. Vancouver clearly has a visible distinction between the haves and the have nots, and reportedly has the second highest income gap between the rich and poor in Canada. The homeless have half the life expectancy of those that are housed. More could be done to improve the lives of Vancouver's most vulnerable citizens.

Support resolutions that save lives. I hope that Mayor Stewart and City Council will adopt the the motions put forward by Councillors Swanson and Christine Boyle, and that we will see a serious reduction in poverty and homelessness in 2019.

Yours Sincerely,

s.22(1)

December 1, 2018

Mayor & City Council
City of Vancouver
453 W. 12th Avenue
Vancouver, BC
V5Y 1V4

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Yours Sincerely,

s.22(1)



From: s.22(1)

To: "Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>
"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>

Date: 11/10/2018 11:15:19 AM

Subject: Re: Protecting Tenants from Renovictions and Aggressive Buy-Outs (Motion B10)

Dear Mayor and Council,

This motion is about so much more than renovictions. Really, it is asking you to address an issue that is never directly discussed thoroughly at its full weight and measure: whether or not people who are not rich but who have lived in this city for years or decades have the right to stay here and remain citizens of Vancouver.

This basic right is at the heart of what the various aspects of this motion are collectively attempting to achieve, albeit only in the context of renovictions, which is regrettably just one part of the larger trend of displacement and the ensuing, ever-increasing exodus of citizens that the development frenzy has wrought upon our city.

Unfortunately it is not up to us citizens to make this decision, for I believe strongly that if you were to ask us, most people would say that these people have a right to stay. Naturally, this would be the case if they were likely to have displacement happen to them. But most of us know people who are in this situation. They are either our friends or part of our communities, and we can empathize with what it would feel like to lose our homes, connections, and communities, and be forced out of a city that we love.

If you too feel they should be able to stay, then you have a duty to protect their housing security instead of allowing all of the remaining affordable rental to be transformed into expensive unaffordable units, be it by renoviction or demoviction. As the motion notes, in the last 10 months, 56 apartment buildings have been bought.

At present, in our current affordable housing crisis, recent [City reports](#) even acknowledge the last remaining affordable rental is older apartments. Yet these are being targeted for either renovation or demolition by developers who are drawn to such ventures because of anticipated riches. Our city's housing of all forms is no longer just roofs over our heads, it is unquestionably a commodity that people invest in and gamble on in hopes of increasing personal fortunes.

Existing affordable rental in older apartments must be protected and maintained as affordable, but both the Rental 100 policy and alternatively, the freedom to renovate older buildings and not allow the renters to return at their old rents, are both systematically resulting in the loss of this rental.

Over time, all that will be left will be a sea of unaffordable rentals, if this trend is allowed to persist. This is why I consider the displacement and exodus I noted earlier inevitable, if policies do not change now. The City cannot build affordable housing out of thin air over night to replace what is lost. Such ventures will take years. And there is fierce competition for the existing cheaper rentals too in the meantime, when people lose their apartments and must find new housing.

While the City repeatedly frames measures intended to keep lower and middle income earners here as steps to maintain "Vancouver's diversity", I think that we should be more accurate. Having lower and middle income earners does not really make our city more "diverse".

These are our artists, our social workers, our nurses, our bus drivers, our coffee shop clerks, our writers, our bartenders, our bank tellers, our hair dressers, our teachers, our waitresses, our actors, our lifeguards, our city workers, our daycare helpers, our tradespeople, our pensioners, our secretaries, our window washers and, very often, our young. Some of these people have not had the liberty to choose their professions either, and have taken what is possible, and live dignified lives.

Many of these people have chosen or taken work that will never make them rich but which contributes so much meaning and value and love and care to our city. Most of them provide essential work that is the lifeblood of our metropolis.

These people are what make our city good, vibrant, and real. We need them to stay.

Best,

s.22(1)

"If you want to build a ship, don't drum up people to collect wood and don't assign them tasks and work, but rather teach them to long for the endless immensity of the sea."

Antoine de Saint-Exupery

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From: s.22(1)

To: ["Carr, Adriane" <Adriane.Carr@vancouver.ca>](mailto:Adriane.Carr@vancouver.ca)
["Wiebe, Michael" <Michael.Wiebe@vancouver.ca>](mailto:Michael.Wiebe@vancouver.ca)
["Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>](mailto:Sarah.Kirby-Yung@vancouver.ca)
["Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>](mailto:Rebecca.Bligh@vancouver.ca)
["Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>](mailto:Colleen.Hardwick@vancouver.ca)
["Swanson, Jean" <Jean.Swanson@vancouver.ca>](mailto:Jean.Swanson@vancouver.ca)
["Fry, Pete" <Pete.Fry@vancouver.ca>](mailto:Pete.Fry@vancouver.ca)
["De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>](mailto:Melissa.DeGenova@vancouver.ca)
["Dominato, Lisa" <Lisa.Dominato@vancouver.ca>](mailto:Lisa.Dominato@vancouver.ca)
["Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>](mailto:Kennedy.Stewart@vancouver.ca)
["Boyle, Christine" <Christine.Boyle@vancouver.ca>](mailto:Christine.Boyle@vancouver.ca)
["Public Hearing" <PublicHearing@vancouver.ca>](mailto:PublicHearing@vancouver.ca)

Date: 11/29/2018 12:20:00 PM

Subject: Re: Protecting Tenants from Renovictions and aggressive Buyouts

Good afternoon,

Such a complex issue in terms of trying to balance renters versus building owners who desire to renovate.

Jean Swanson's comments this morning on CKNW spoke of prudent building management in coops where the Contingency Funds were built up to plan for eventually needed renovations.

Sadly, what is driving most of the renovictions are the investors who've paid ridiculous amounts for these building hoping to turn a huge profit. They have no such fund.

My main point of writing though is a comment by Jon Stovell (President of Reliance Properties) immediately after Jean, that the zoning on the Berkeley Manor property won't let them replace the building with new rental. Has this been explored?

I can only imagine the rental prices for beach front view after these renovations.

My earlier suggestion of a moratorium would seem to put a stop to things long enough to be able to study and assess all the moving parts.

Thanks, s.22(1)

From: s.22(1)

To: "Fung, Davin" <Davin.Fung@vancouver.ca>

CC: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>

Date: 11/12/2018 9:08:02 AM

Subject: RENOVICTIONS and motion B10

As a resident of Vancouver for s.22(1) I urge all Councillors to support motion B10 to put an end to the Human Rights Crisis that RENOVICTIONS cause.

s.22(1)

There is nothing wrong with the building, s.22(1) it is good low income housing that will be lost forever.

Where am I supposed to magically come up with an extra \$800 per month?
That is not a rhetorical question I need an answer.

APPROVE AND ADOPT MOTION B10

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 12/4/2018 9:57:28 PM

Subject: Thank you!! (Renovictions motion)

Mayor Stewart,

I am so happy you won your election and I am SO HAPPY that you voted for the renovictions motion tonight. And thank YOU especially - because if I'm reading correctly how it went down - ie the unanimous vote, swift handling of amendments, not much debate - it seemed to me like you may have engineered a deal with the Greens and NPA to get this motion passed. That's wild speculation on my part, but either way, thank you!!

I'm very interested to see where you take this council and our city next.

All the best,

s.22(1)

From: "Jan Robinson" <jan@brightsidehomes.ca>

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>

Date: 12/3/2018 1:08:51 PM

Subject: URGENT: Renoviction Motion – implications for non-profit housing providers

Dear Mayor Stewart:

We understand that a motion to amend the Tenant Relocation and Protection Policy to include additional vacancy controls (<https://council.vancouver.ca/20181114/documents/pspc12-RevisedMotion.pdf>) is being discussed tomorrow.

As Executive Director of one of Vancouver's largest and oldest housing societies, [Brightside Community Homes Foundation](#), I have great concern regarding the language and impact the proposed motion could have on non-profit affordable housing providers.

We support the intention of this motion and its aim of protecting vulnerable renters in Vancouver. However, the motion as it is currently proposed will have a number of unintended negative consequences:

- Passing of the motion will inhibit the creation of urgently needed housing, including affordable housing. It will do this by inhibiting projects already in the approvals process or about to be introduced to the approvals process from moving forward in an expeditious manner, as there is no alternative plan in place.
- The motion will create a climate of uncertainty and higher risk for community-based organizations that are working hard to address the specific concern outlined in the motion – the housing emergency in Vancouver.
- The motion fails to recognize that increasing supply is paramount to resolving the housing crisis, and that organizations working to redevelop need support in helping find accommodation in an extremely tight market as opposed to solely regulation.
- It also fails to acknowledge that there are a number of older buildings in need of extensive renovations to ensure safety and security of the residents that live in them, and which would better serve the community by being redeveloped. That is, not all redevelopments aim to become luxury accommodation. However, the cost of redeveloping in Vancouver due to the price of land, permits, length of the process, result in the need to charge higher rents in order to make projects viable.

We ask that you consider amending Councillor Swanson's motion to consult with a variety of stakeholders to come up with collaborative solutions that protect tenants as well as foster the delivery of much needed housing units. At the very least, we request that you allow discretion in permitting certain projects to proceed if they provide affordable housing, are being delivered by non-profits, or provide for reasonable resident relocation plans that take into consideration resident's income when determining rents for returning residents.

Brightside was founded in 1952 and operates 26 affordable rental properties in the City of Vancouver. Brightside provides homes to over 900 Vancouver residents. We share the council's concerns about the lack of affordable housing options required to ensure a vibrant, healthy and diverse city. Yet we also believe that non-profits are strongly positioned to make a positive difference with the support of the City of Vancouver.

Following a recent event organized by Brightside called "YIMBYism: A Solution to Vancouver's Affordable Housing Crisis," feedback provided by attendees stated that the top housing solutions they'd like policy-makers to focus on in the next 12 months are expediting the permit process (75%) and working with organizations redeveloping to help them find temporary accommodation for residents (54%). In conjunction, those two efforts will deliver much needed relief in terms of units available, lower prices and less renter vulnerability.

We'll reach stronger solutions to Vancouver's housing crisis if a collective approach is taken and non-profit housing providers are consulted before mass-market regulations are introduced. Collaboration is essential to bring about the systemic change that's needed to address Vancouver's affordability crisis. A considered view of such proposed amendments is essential and we're asking you to consider amending this motion.

I would be happy to discuss our concerns and thoughts further, so please do not hesitate to contact me via email or by calling my cell phone at 604-880-0215.

Kind regards,



Jan Robinson, CPA, CMA
Executive Director



Brightside Community Homes Foundation
300–905 West Pender
Vancouver, BC V6C 1L6

P: (604) 684-3515 ext. 223 | F: (604) 684-3677
brightsidehomes.ca