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To: ["Direct to Mayor and Council - DL"](#)
Date: 5/4/2022 9:26:02 AM
Subject: Update on Lucky Lodge

Dear Mayor and Council,

Please find below an update from GM, ACCS Sandra Singh, on the situation with tenants at the Lucky Lodge (134 Powell St).

As part of the integrated staff response, ACCS, DBL and VFRS have been in communication with tenants via community members supporting them. Staff have engaged directly with the Provincial Compliance and Enforcement Unit of the RTB, who are best positioned to investigate the allegations identified below. VPD also visited the building today and did not find any situations that required them to actively keep the peace.

The owner and building manager have been open with City staff on their intent to change the tenant profile of this building, reporting to staff they intend to house "students" in the building in the future, after light renovations that do not require permits.

Staff have received reports/allegations that the owner and building management have employed a variety of approaches to encourage tenants to leave the building. These have included:

- Notices to Relocate - directing tenants that renovations are going to be undertaken in their room that require vacant rooms
- Buy-out packages and alternate rooms in different buildings
- Buy out packages and alternate room offers coupled with eviction notices
- Threats of door removal on rooms currently tenanted
- Harassment and intimidation

At least one building tenant in their 70s has presented at the City's Outreach Office today requesting assistance with rehousing due to a Notice to Relocate.

Under the City's current tools and authorities, we do not have recourse to assist tenants with the tenancy-related issues they have identified. Tenants must use the Residential Tenancy Act and RTB process to address the concerns above. Staff continue to be concerned about the disproportionate toll and challenges that very low-income and marginalized residents face through the lengthy, complex RTB dispute resolution process. We will be escalating this concern with Provincial staff responsible for housing and tenancy regulation/enforcement.

Under Vacancy Control, 134 Powell Street's rooms will be restricted in terms of future rents of future tenants, and staff will be monitoring to ensure re-tenancing is in line with By-law.

Best,
Paul

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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations.