

# B.4

## MOTION ON NOTICE

### 4. Residential Tenancy Act

MOVER: Councillor Tim Stevenson

SECONDER: Councillor

WHEREAS Vancouver has a shortage of quality, affordable rental housing;

WHEREAS there are renters who are signing voluntary rent increase letters above and beyond the legislated cap of 4% per year rent increases;

WHEREAS tenants are being evicted from their homes by landlords for cosmetic renovations to their suites;

WHEREAS landlords are using loopholes in the Residential Tenancy Act to force renters from their homes in order to obtain massive rent increases far beyond the legislated 4% per year rent increases;

WHEREAS a lack of rental housing exacerbates Vancouver's labour shortage, particularly in neighbourhoods like the West End;

AND WHEREAS over half of the city of Vancouver rents;

THEREFORE BE IT RESOLVED THAT:

- A. Council ask the Province to amend the Residential Tenancy Act to:
  - Require landlords to allow tenants evicted for the purpose of renovations to reoccupy their units once renovations are completed at the same rent as they were paying prior to the renovations;
  - Limit increases beyond the standard "inflation + 2%" per year allowed to bring rents to average market rents for comparable units in the vicinity, or to compensate for extraordinary repairs, to "inflation + 5% per year until comparability is achieved;
  - Extend the notice period for evictions from 60 to 90 days;
  - Require that all municipal building and other permits to be issued and that the Residential Tenancy Branch approve a termination of tenancies for the purpose of renovations before eviction notices for the purpose of renovations can be issued; and
  - Require that landlords report rent rolls, rent increases, tenant turnover, number and reason for evictions annually to the Residential tenancy Branch, and that the Residential Tenancy Branch publish an annual report on rents, rent increases, turnover and evictions.

- B. Council ask the Province to investigate ways to prohibit landlords from abusing the use of their property, in order to protect tenants from being unfairly evicted.
- C. Council ask the Province to look at measures that could open up vacant condo units for rental.
- D. Council ask the Province to establish a Vancouver office of the Residential Tenancy Branch either downtown or along the Broadway corridor.
- E. Staff report back by the end of February, 2009 with amendments to the City's Official Development Plan governing the rate of change of rental housing to require Council's approval for any material changes to a rental unit, such as a change to the number of bedrooms, which could lead to the eviction of the current tenants.

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