



TENANT RESOURCE & ADVISORY CENTRE

June 4, 2018

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

RE: City of Vancouver Report – Measures to Retain the Rental Housing Stock

Dear Mayor Robertson and City Councillors,

The Tenant Resource & Advisory Centre (TRAC) supports any measures that will help retain the City's existing rental housing stock, and/or strengthen the rights of tenants being displaced due to renovations or redevelopment. As a provincial leader in tenants' rights since 1984, TRAC speaks to tens of thousands of tenants and advocates each year and is well-positioned to comment on rental housing in BC.

TRAC supports the report, "Measures to Retain the Rental Housing Stock" – particularly its plan to:

- lower the "trigger" for when rental replacement is required;
- ensure residential dwelling types with three or more units, including multiple conversion dwellings, are subject to rental replacement requirements; and
- require 35% family housing for full redevelopment scenarios.

In addition, we are generally supportive of the City exploring how its aging rental housing stock can be upgraded in ways that will minimize tenant displacement.

TRAC encourages the City of Vancouver to consider how its Tenant Relocation and Protection Policy can capture a wider range of tenants and rental units. Over the past year, TRAC's answered 3,387 calls from Vancouverites through our Tenant Infoline, and the two most commonly reported issues from those callers were eviction and repairs. As a result, improving protections for tenants facing "renovictions" and "demovictions" will remain a top priority for TRAC.

From a provincial standpoint, TRAC is currently working with the new Rental Housing Task Force to strengthen legal protections for tenants facing evictions to due renovations or redevelopment. The *Residential Tenancy Act* (RTA) needs to better compensate and/or offer a more meaningful "first right of refusal" for tenants being displaced at no fault of their own due to "renovictions" or "demovictions". We encourage the City of Vancouver to continue working with the Province of BC to enhance RTA protections for tenants in this important area.

TRAC appreciates the opportunity to provide written feedback on this matter. If you have any questions or concerns, please do not hesitate to contact me at 604-255-3099 ext. 222 or andrew@tenants.bc.ca.

Sincerely

s.22(1) Personal and
Confidential

Andrew Sakamoto
Executive Director

Tenant Resource & Advisory Centre (TRAC)

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