

## MOTION REVISED

### 12. Protecting Tenants from Renovictions and Aggressive Buyouts

MOVED by Councillor Swanson

#### WHEREAS

1. We have a housing emergency in Vancouver and one big part of that emergency is caused when investors renovict tenants from moderately priced rental buildings in order to turn them into luxury commodities;
2. We need immediate action to save renters from eviction and to preserve affordable rental housing;
3. The Goodman Report on Vancouver apartment building sales from January 2018 through October 24, 2018, says that 56 buildings with 2456 units have been sold in Vancouver;
4. A profit motive exists to displace existing long-term residents in order to increase rental revenues;
5. Tenants are being approached by their new landlords, sometimes harassed and pressured to accept buy-outs without being fully informed of their rights;
6. Such buy-outs are occurring before the landlord is eligible to legally issue notice under the Residential Tenancy Act;
7. Many of these tenants have to find new apartments paying hundreds of dollars more per month or move out of the City;
8. Evicted tenants have fewer resources left to spend on necessities and in local businesses;
9. Losing affordable rental housing stock to renoviction and buyouts will nullify the positive impact of new lower income social housing that governments and non-profits can build;
10. The BC Tenancy Policy Guideline of May 2018 says a landlord cannot end a tenancy for the purpose of renovations or repairs if “It is possible to carry out the renovations or repairs without ending the tenancy (i.e. if the tenant is willing to temporarily empty or vacate the unit during the renovations or repairs, and then move back in once they are complete)”;
11. The buyout and renoviction process is incredibly stressful and anxiety-producing for tenants;
12. The implementation of vacancy control at the provincial level could substantively resolve some of these problems; and
13. The province’s Rental Housing Task Force will be making recommendations this month.

THEREFORE BE IT RESOLVED THAT

- A. The City immediately amend its Tenant Relocation and Protection Policy to the extent of its authority under the *Vancouver Charter* to:
  - i Apply to all forms of rental accommodation, all areas of Vancouver and to all permits which will result in the temporary or permanent displacement of tenants; and
  - ii Require landlords to offer displaced tenants the opportunity to temporarily move out for the necessary duration of the renovations without their leases ending or rent increasing, in accordance with the *Residential Tenancy Act* and the Residential Tenancy Branch Policy Guideline 2 of May 2018; and
- B. The City devise methods to keep track of all apartment buildings sold in Vancouver and immediately provide affected tenants with information as to their tenancy rights by mail.
- C. The City explore measures, including changes to the *Vancouver Charter* if necessary, to regulate and publicly register all tenant buyouts.
- D. The City immediately and forcefully call on the province to implement effective vacancy controls for British Columbia, or alternatively, to give Vancouver the power to regulate maximum rent increases during and between tenancies.

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