

NOTICE OF COUNCIL MEMBERS' MOTION

10. Protecting Tenants - Taking Action Against Renovictions

Submitted by: Mayor Stewart

WHEREAS

1. Affordable rental units across Vancouver are being lost due to the practice of renovictions, leaving tenants with limited options in finding a similar unit at the previous rent, particularly after many years living in the same rental home;
2. The practice of renovictions disproportionately impacts elderly, low income families and new immigrants, creating housing insecurity, loss of affordable rental units and potential homelessness;
3. The British Columbia Rental Housing Task Force from December 2018 recommends stopping the practice of renovictions, identifies the current Residential Tenancy Act as having a lack of clear guidance and leaving “renters vulnerable to misinterpretation or abuse of the Act”, and identifies an opportunity for local governments to amend legislation and recommend policies; and
4. In February 2020, BC's Supreme Court upheld New Westminister's by-law aimed at discouraging renovictions, concluding that municipal governments can pursue by-laws to discourage bad faith renovictions and fine landlords.

THEREFORE BE IT RESOLVED

- A. THAT the Mayor advocate to the Provincial Government, asking it to fulfill its commitment to clarify and prevent renovictions under the Residential Tenancy Act (RTA) with appropriate legislative changes.
- B. THAT, if there is no Provincial commitment to address renovation by end of December 2020, Council direct staff to prepare a report in 2021, that outlines a framework to protect renters during renovations or repairs on rental homes, that should include:
 - a. Requirement that owners arrange alternative accommodation for tenants during major repair or renovation on their unit;
 - b. Requirement that owners honour original tenancy agreement terms when tenant returns to the unit;
 - c. A structure of penalties for owners who fail to meet the above requirements, including fines;
 - d. Exploring financial mechanisms to support owners by incentivizing the maintenance and renovations of rental units;
 - e. Defining the scope of staffing, resources and budget required to fulfill this framework;
 - f. Determining if *Vancouver Charter* or other legislative changes are required to ensure the City has proper authority to enforce the framework.